

WATERMARK AWARDS 2009: CALL FOR ENTRIES, SEE PAGE 110

WM. S. MARVIN HALL OF FAME

HOUSING'S MASTERS OF **DESIGN**

See page 142

Builder

THE MAGAZINE OF THE NATIONAL ASSOCIATION OF HOME BUILDERS

OCTOBER 2008

hanley wood

WHERE THEY STAND: ELECTION 2008

The candidates address your top concerns

Natural Beauty

2008 Builder's Choice winners meld good looks with good sense

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Armstrong Cabinets received the highest numerical score among cabinetry brands in the proprietary J.D. Power and Associates 2007-2008 Cabinet Satisfaction Studies[SM]. 2008 study based on responses from 1,273 consumers measuring 6 brands and


Out.



Builder's Choice

ARCHITECT SPECIFIED PRODUCT

Award Winning Homes Use Products From These Winning Suppliers

DESIGN EXCELLENCE | 2008 | Silestone®









Cosentino® North America Delivers Innovative Stone Solutions For All Surfacing Needs

Cosentino North America celebrates its tenth anniversary this year creating innovative and stylish products that benefit the environment and offer luxurious appeal for surfacing solutions in categories spanning the stone industry.

"Cosentino North America offers more options for the trend-setting consumer, while benefiting from cleaner, safer countertops," says Lorenzo Marquez, director of marketing and public relations, Cosentino North America.

Silestone Natural Quartz

Silestone natural quartz countertops offer the unique combination of Microban® protection, as well as GREENGUARD and National Sanitation Foundation certifications. This year, Silestone launched Silestone MURO™ an innovative collection of pre-meshed tiles made from 100 percent recycled materials.

SILESTONE® by COSENTINO

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Building teams can earn a total four points toward LEED certification from the U.S. Green Building Council for a building project that utilizes Silestone natural quartz surfacing. Colors with depth and originality such as Silestone Coffee Brown, Absolute Green and the six colors in the Stellar Series contain 35 percent post consumer recycled glass content, and Silestone "Dali" is composed of more than 70 percent post-consumer recycled glass.

Environmental Commitment

For Cosentino, being green is in the company's DNA. Cosentino protects the environment surrounding its warehouses, fabrication facilities, and quarries world-wide by engaging initiatives such as purification of 99 percent of factory emissions and, optimization of 98 percent recycled water in production.

"From quarry to kitchen, Cosentino is committed to being green," says Lorenzo Marquez, director of marketing and public relations, Cosentino North America.

For more information on Silestone's full line of beautiful yet durable natural quartz, visit www.silestoneusa.com or call 1-866-countertops.

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Color: Black Canyon

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Color: Alpina White

Silestone is the only countertop with built-in Microban® protection that safely fights the growth of microbes such as odor-causing bacteria, mold and mildew 24/7 for the life of the product. Silestone is NSF 51 Certified as a safe material for use in areas where food preparation takes place and is GREENGUARD Certified for better indoor air quality because it has low-to-now emission (off gassing) of toxic chemicals into the indoor environment.


Color: Sienna Ridge

ISO 9001 and ISO 14001 Certified, Silestone is committed to respect, prevent, and control the environment in all of its production processes from the extraction and transformation to the distribution of product.

Silestone quartz surfaces are a cost-effective alternative to natural stone, laminates and other surfacing materials and contribute to an environmentally sensible project in keeping with today's "green conscious" building. Builders and designers can gain points toward LEED certification from the U.S. Green Building Council for a project using Silestone Quartz surfacing.

Silestone natural quartz is the cleaner, "greener" countertop.

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Add value and a signature look to your home with the complete line of Belgard paver products. There is an assortment of pavers to choose from that fit any environment—Arbel, Mega Arbel, Subterra, Urbana, Bergerac and Mega Bergerac. Each collection of pavers has an endless choice of textures and colors to personalize your outdoor space. Perfect for residential walks, patios, waterfalls, fountains, ponds and other pedestrian or backyard areas.

Belgard's products are available and installed nationwide through a network of authorized Belgard dealers and contractors. For more information or for a complete list of authorized Belgard dealers, visit www.belgard.biz or call 1-877-BELGARD.

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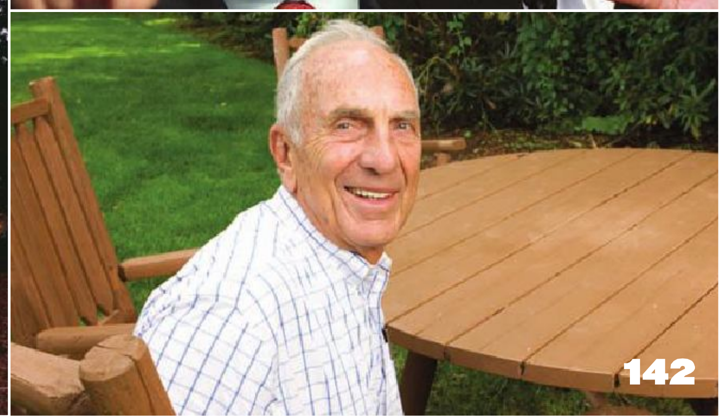


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FEATURES

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ON THE COVER: THE ARCHITECTURE OF THE SOUTH RIVER RESIDENCE STANDS IN TRIBUTE TO TRADITIONAL CHESAPEAKE-REGION WATERMEN'S HOMES AND THE NEARBY THOMAS POINT SHOAL LIGHTHOUSE, EARNING IT HOME OF THE YEAR STATUS IN THIS YEAR'S BUILDER'S CHOICE AWARDS.

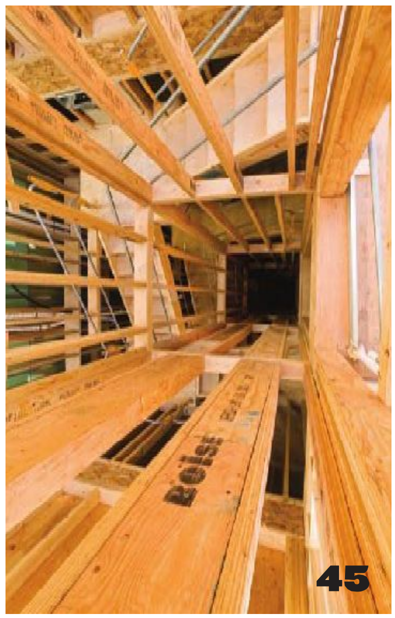
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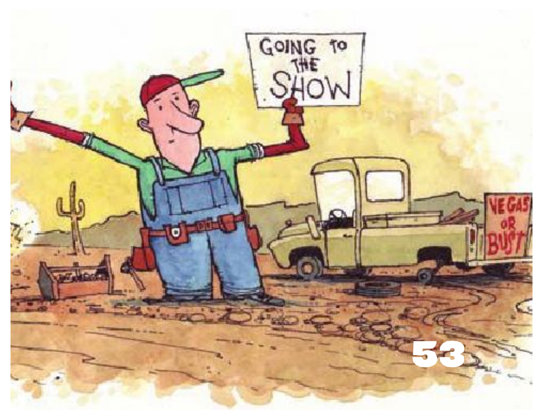
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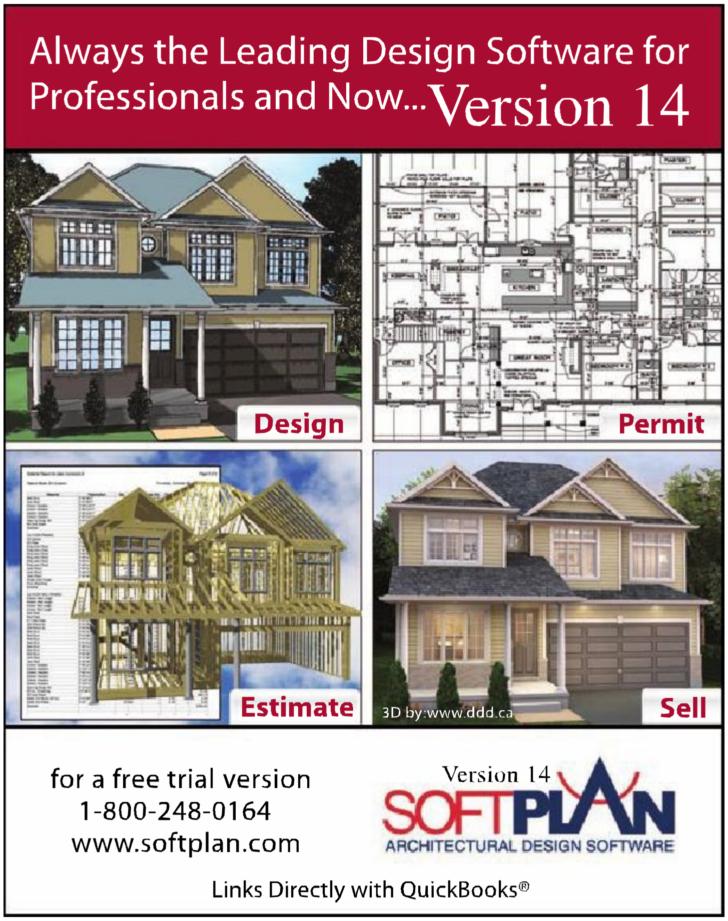
This year's winners of the Builder's Choice awards provide a gold mine of design ideas that hold the power to rouse prospective buyers from their reluctance to buy. Don't miss BUILDER Online's exclusive slideshows of additional photos, floor plans, site plans, and section diagrams of the best designed projects of 2008.

And be sure to check out online-exclusive information accompanying this month's other feature articles. Find out which election issues matter most to your peers—the complete results of our survey are available at builderonline.com/news. You can also take a look at the accomplishments of all the members of BUILDER's Wm. S. Marvin Hall of Fame for Design Excellence by following the links to past articles.

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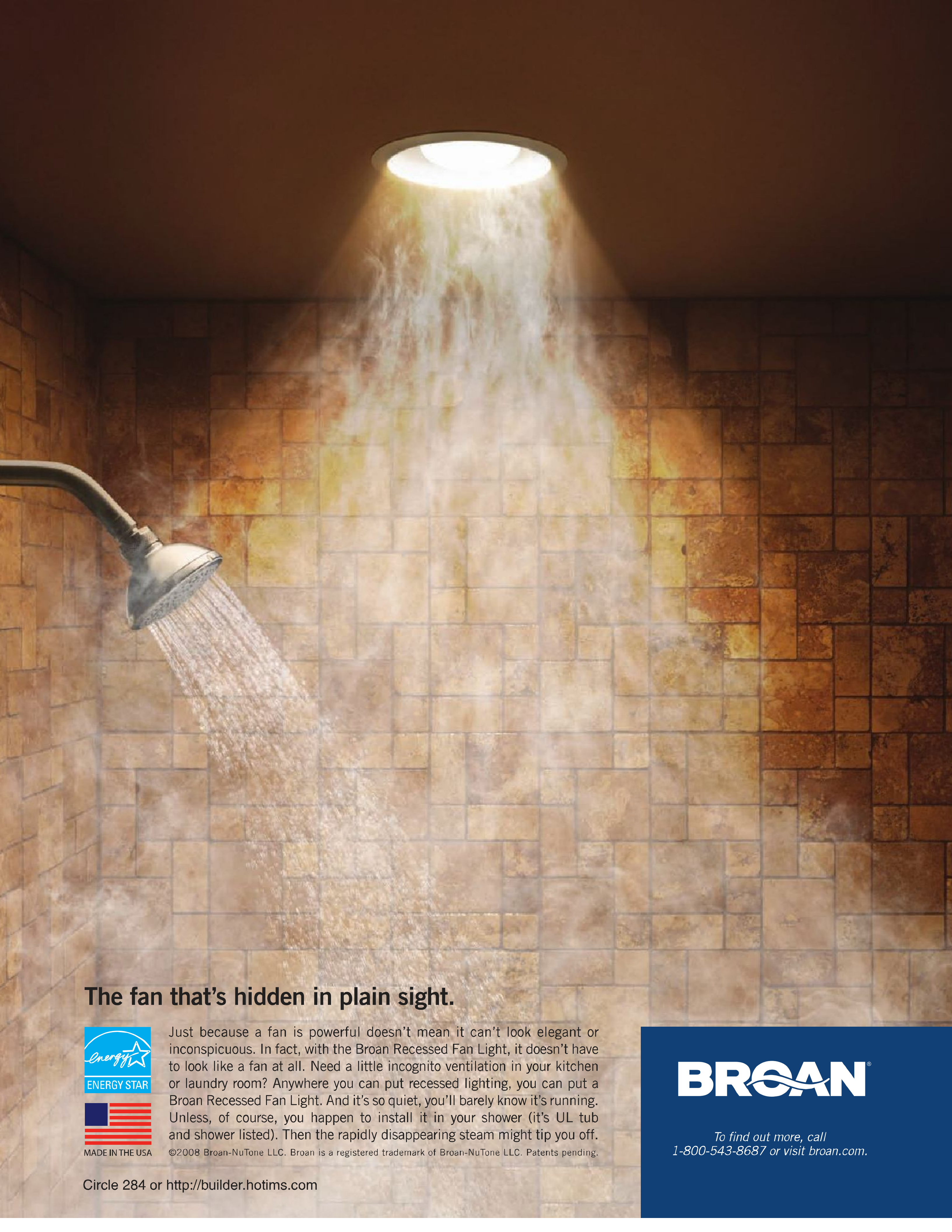
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Step Up

Getting through America's worst economic crisis in decades requires your participation.

THE RECENT EVENTS ON WALL STREET AND IN WASHINGTON keep reminding me of that cartoon with the caption that says, "Where are we? And why am I in this handbasket?" Well, we may not be on our way to the land of fire and brimstone, but we are, without a doubt, in uncharted territory. And all the old rules are out the window. A Republican administration taking over and nationalizing private companies? The world truly is upside down.

Although this economic crisis overshadows everything else on the national stage, we must look beyond the immediate situation and consider the future. The election in November is one of unusual consequence, and it's clear that it's more important than ever to make the right decision about who will receive your vote.

Way back in the halcyon days of late August and early September, I was encouraged by the number of people who watched the political conventions, nearly a third of the number of voters in the 2004 presidential election. True, conventions are fun to watch, more than, say, serious, wonky policy discussions. They are, after all, designed to be spectacular, akin to the old Roman notion of bread and circuses. Still, it indicated a level of interest to me that's heartening.

But those difficult policy issues are now front and center, the most important of which was neatly summed up by the recycling of a slogan from the 1992 Clinton campaign, with a twist: It's *always* the economy, stupid.

And today's economic situation is without parallel in American history. Politicians and pundits never miss an opportunity to compare this crisis with the Great Depression, but the only real similarity seems to be in the magnitude of the problem.

The current state of affairs may, however, provide a golden opportunity to get a sense of how the presidential candidates act under extreme pressure. Their response to this historic and precedent-setting legislation may be as good a window as any into the way they think and perhaps even make it possible to gauge their leadership mettle before the election.

Since we are now in the middle of their mad dash for the finish line, it might be helpful to take a last look at what they say their presidential positions will be. We are all aware that campaign promises are just that: promises. And we now know that expectations based on a long history of party policy can unravel when faced with extraordinary circumstances (see above). Still, there are some fundamental differences between the candidates, and it's up to you to decide with whom to cast your lot.

The following issues offer just two examples of how the candidates' views diverge:



JAMES KEGLEY

Taxes: Sen. McCain proposes making the current tax cuts permanent and reducing the reach of the Alternative Minimum Tax. He advocates keeping capital gains and dividend tax rates where they are. Sen. Obama also plans to leave the current tax cuts in place—except for couples making more than $250,000 and singles making more than $200,000: Their rates would go up. Obama would like to raise capital gains and dividend tax rates from 15 percent to 20 percent for higher-income taxpayers.

Health care: This is where the candidates differ the most, with Obama proposing to augment the current employer-sponsored system and McCain advocating moving to a private insurance market. Among McCain's proposals: Eliminate the tax exclusion for employer-paid health insurance premiums and, using those revenues, provide refundable tax credits ($2,500 for individuals, $5,000 for families) for persons obtaining private insurance and create a guaranteed access plan for the medically uninsurable. Obama would require larger businesses to offer workers insurance or pay a tax and would create a national health plan for the uninsured and small business. He would also mandate coverage for all children.

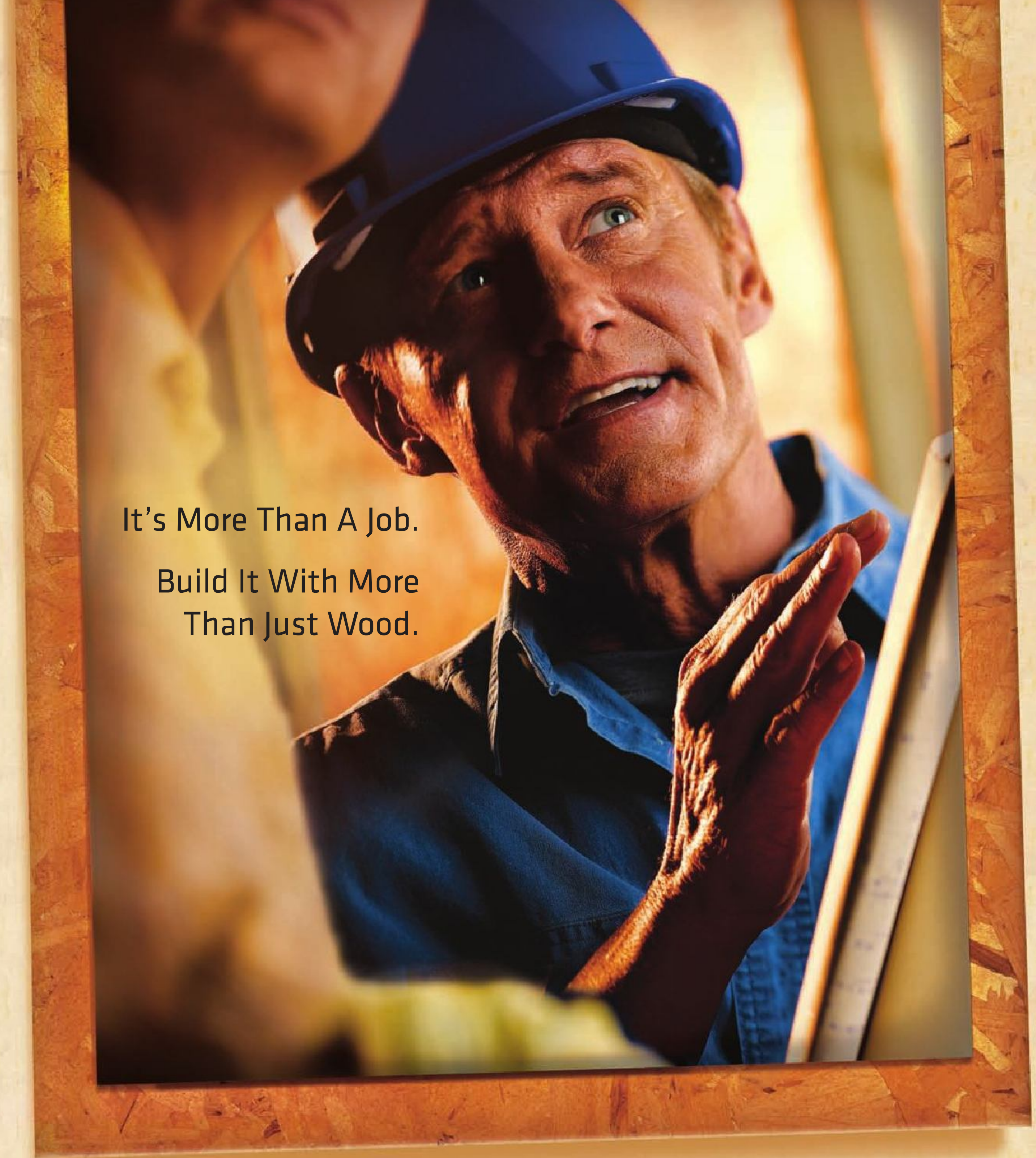
You may have made up your mind long ago, never experiencing a moment of doubt about your decision, or you may be among the 8 percent of Americans who are still straddling the fence. Either way, please be ready to vote on Nov. 4. The system works best when all of us are informed and engaged. And with what's ahead of us, we need to be at the top of our game.



DENISE DERSIN
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Greater Returns

I read your article in Builder's September 2008 issue ["Airobatics," page 51]. I have a construction question. I'm building a two-story house with three bedrooms on the second floor. A three-ton HVAC electric unit serving only the rooms on this floor is in the attic. The flex duct supply air system seems adequate, but my question concerns the return air system. A single 36-inch-by-24-inch return air grille is installed in the central hall and none in the bedrooms. If all three bedroom doors are closed, can sufficient return air be obtained by undercutting the doors by 3/4 inch? Neither the IRC 2003 nor the St. Louis building code require ducted or transfer grille return air from bedrooms.

JAMES WOODWORTH
MANAGER
WOODWORTH CONTRACTING
TOWN AND COUNTRY, MO.
VIA E-MAIL

Ted Cushman's response:

If you supply heated or cooled air to a room, you have to give that air a way to get back to the system's return grilles, which are typically located in central rooms or hallways.

Last month, John Tooley of Advanced Energy Inc. taught a course for builders and supervisors in the Environments for Living Program, a national quality control program for builders who offer guaranteed energy bills on high-performance homes. In his class, Tooley cited several research studies where the effect of closing room doors was examined using tracer gas to measure air movement. When they closed all the bedroom doors in a house while the central air conditioner was running, the scientists found that air leakage to the outdoors increased by as much as three or four times in some houses.

Air flows from high pressure to low pressure. When all doors are closed, the return airflow path gets jammed and several things could happen. If the house walls are relatively leaky, air supplied to the bedrooms will go straight outside. The return grille, meanwhile, will put the rest of the house under negative pressure and suck unconditioned outdoor air into the common space. If the house walls are tight but the ducts in the attic are leaky, then the system will force conditioned air into the attic and outside while also sucking unconditioned air into the system from the attic.

If the rooms and the ducts are both tight, then the blockage will overcome the system air handler fan's ability to move air; static pressure in the ducts will simply slow the airflow down, no matter how hard the fan works. Slowed airflow through the heating and cooling coils will change the coils' operating temperature and accelerate wear and tear on the equipment. Many newer units have variable speed ECM fans driven by advanced electronically commutated motors equipped with sensors and controls that increase the fan speed when they detect slowed airflow. If you don't have a good return path, the fan will ramp up and try to overcome the pressure—and those expensive motors can work themselves to death in a year or less. Unfortunately, undercutting doors for return airflow may not be a workable solution.

The International Residential Code doesn't really address this issue in detail. Instead, John Tooley references Manual T—Air Distribution Basics, *from the Air Conditioning Contractors of America. That manual has specified that if door undercuts are used to allow return airflow, you should allow 1 inch of undercut per 60 cubic feet per minute (cfm) of supply airflow to the conditioned room. As Tooley points out, a decent-sized master bedroom with a bath and a walk-in closet might need 600 cfm of supply air for cooling or heating; you'd need to cut 10 inches off the bottom of the door.*

Tooley offers two solutions. You can install jump ducts through framing voids above the ceiling from the bedrooms to the hallways. You install an adequately sized grille and boot in the bedroom ceiling, one in the hallway ceiling, and connect them with flex-duct. You'll probably want to use a duct at least one size bigger than the duct that supplies the room. Or, you can use a room wall framing void as a return path: Pick a stud cavity with no wires or other blockages in it, and install a grille at the top of the wall on the room side and at the bottom of the wall on the hallway side.

For full due diligence, your technicians should check the air pressure across the room door with the system running and all the doors closed. The air inside the room should be at no more than 3 pascals of positive pressure with respect to the pressure in the hallway, says Tooley.

If you don't like that, of course, you could always provide a dedicated return grille for each bedroom, ducted to the main return. If you're cooling and heating second-story rooms with ducts in the attic, that might even be the easiest route, although it will cost a little more.

DO YOU HAVE A COMMENT OR QUESTION?
E-MAIL DENISE DERSIN AT:
ddersin@hanleywood.com



Calendar

OCTOBER

20–22

Estimating, Purchasing, and Job Costing, Charlotte, N.C.

This event is an introductory seminar designed to improve profitability through a more accurate and effective estimating and purchasing department. Good estimating and purchasing can increase your bottom line by as much as 5 percent. This seminar will provide a wide range of tools that attendees can use to realize results immediately upon return to their companies. Contact: www.LeeEvansGroup.com.

NOVEMBER

3–5

Big Builder '08 Conference, National Harbor, Md.

Join us for a special election-night Big Builder '08 Conference that's designed to help you move toward a new era of growth. This year, the emphasis is on pragmatic problem solving based on solid industry intelligence. Get the latest thinking about the economic forecast for the coming year and what will be the key drivers of success in the new political landscape. Contact: www.BigBuilder.com.

6–8

2008 Sunbelt Builders Show, Grapevine, Texas

In Texas and the Southwest, local economies are strong and housing prices are among the most affordable in the U.S. Celebrate this good news at the 2008 Sunbelt Builders Show. Nearly 20 percent of Americans who moved in the last few years have relocated to Texas, most of them to the Dallas/Fort Worth area. Whether you're marketing products, building, or remodeling, Sunbelt offers you a positive business climate in which to learn, network, and have fun. Contact: www.SunbeltBuildersShow.com.

15–20

International Pool/Spa/Patio Expo, Las Vegas

The International Pool and Spa Expo, Backyard Living Expo, and AQUA Show have been combined into one mega event. This event leverages the strengths of all three shows, creating unique opportunities for networking and interaction. This year, 1,000 exhibiting companies will fill 3,000 booths. The accredited conference program features 75 seminars. Contact: www.PoolSpaPatio.com.

16–18

Building Systems Councils SHOWCASE, Memphis, Tenn.

SHOWCASE '08 will focus on ways to advance and promote building systems—

especially in today's housing market. You'll network with leaders from all facets of the industry, connect with suppliers, and learn how to tap into the newest systems-built trends at this annual crossroads. You'll get practical ideas and fresh inspiration from noted national speakers and from the hundreds of industry insiders who attend. Contact: www.nahb.org.

DECEMBER
8–10

Reinvention Conference, Austin, Texas

Reinvention is the only national symposium bringing together the leading thinkers of American architecture to share their visions of how we will live tomorrow. This conference is tailored to meet the needs of today's residential architects, landscape architects, building industry leaders, and thought leaders from the housing community. Attendees will earn 15.25 continuing education credits from AIA. Contact: www.ReinventionConf.com.

JANUARY 2009
20–23

International Builders' Show, Las Vegas

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FEBRUARY
2–5

Surfaces, Las Vegas

The premier event for the world's floor-covering professionals, Surfaces provides an international marketplace for these products and gives more than 40,000 attendees an opportunity to connect with major manufacturers. With 1,000 exhibitors filling more than 500,000 net square feet with the latest floor coverings, you're sure to find the products your project needs and your customers crave. And the comprehensive, expert-led educational program and on-floor how-to training sessions will equip you with the information you're looking for. Contact: www.Surfaces.com.

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INSIDE STORY

Inside:

COMMENTARY AND ANALYSIS OF CURRENT EVENTS ■ EDITED BY JOHN CAULFIELD



ROY SCOTT

MATERIALS COSTS

Vicious Cycle

Building material prices have skyrocketed, and builders are bearing the brunt of the increases.

Builders' inability to raise home prices puts them in a bind at a time when inflation keeps nipping at their gross margins. Over the past year or so, builders have been particularly hard-hit by rising prices in several categories of construction products, and some have been turning to distributors for relief as their other sources of supply—manufacturers and even contractors—dig in their heels and jack up commodities prices and delivery charges to defray their own escalating operational and production costs.

As home prices plummet, the costs of certain construction materials have increased steadily. The Bureau of Labor Statistics' Producer Price Index (PPI) in July for "input to construction" was up 11.9 percent over the same month in 2007 and up 44.1 percent since December 2003. Steeper spikes were found in indices for asphalt shingles (which are on allocation in many parts of the country), ready-mix concrete, brick and block, and plastic resins and materials (see "Over the Top," page 30).

Anecdotally, builders say inflation is worse. Arlan Barling, purchasing manager for ICI Homes in Daytona Beach, Fla., told Builder in mid-August that shingle prices in his markets were up 57 percent this year. A clubhouse ICI was building incurred four increases for carpeting within 45 days. Rebar had jumped 100 percent since January, "and with the news that it's going to cost $147 billion to repair the earthquake damage in China, there's no reason to believe rebar prices will be going down," he says.

China's voracious appetite for construction materials is just one factor impacting commodities prices. Jim Baker, a spokesman for the Asphalt Roofing Manufacturers Association, said the damage wrought by hurricanes pummeling the Gulf Coast made it impossible to calculate future supply, demand, and pricing. *(see page 30)*

"We are facing unprecedented inflation" in raw materials, transportation, and energy, adds Greg Salah, senior vice president of sales and marketing for USG Corp., whose products are among the few construction materials that were deflating until recently. In the second quarter of 2008, USG's average selling price per 1,000 square feet of wallboard was down 23 percent. Barling says a ½-inch wallboard sheet that sold for $17 in early 2006 could be bought in August for $6.24.

USG this summer announced three price increases of 10 percent to 12 percent each. Salah sees further hikes as inevitable because "there's nothing today that tells us inflation is going to decline in the foreseeable future." Suppliers of glass, vinyl siding, ready-mix concrete, and roofing have all announced multiple price increases. What's changed from the past is that suppliers aren't backing down when customers balk. Barling of ICI says that around May, suppliers told his company and other builders, "'If you don't like it, don't buy it.' They didn't want to hear about lower construction."

Still, he's sympathetic to his suppliers' plight. "They've reached a point where they can't [absorb costs] anymore." Not every builder buys that line. Phil Menard, director of purchasing for William Lyon Homes' San Diego/Inland Empire division, says suppliers passing on price hikes for raw materials and fuel today is no different from what happened in the 1990s. Joe Murphy, Pulte Homes' national commodities director, is ambivalent about suppliers' predicaments when "consumers aren't willing to pay more for a house. We're getting it from both sides." Pulte is getting some help from distributors. "Two years ago, we didn't have a direct purchasing agreement with any distributor; now we have 15 to 17 for roofing alone," through which Pulte gets better pricing by guaranteeing regional purchases. But distributors, whacked by housing's woes, have been closing branches and reducing services. Bill Justus, vice president of supply chain services for David Weekley Homes, says his distributor contacts "are about one-third what they were a year ago."

The housing downturn has also forced USG to idle more than 30 percent of its production capacity. So many lumber mills have shut that "supply is equal to demand," says Shawn Church, editor of *Random Lengths*, the Eugene, Ore.–based newsletter. If the market recovers faster than expected, wood suppliers could struggle to catch up, says Church, because "some of their attrition was permanent."

Random Lengths' softwood lumber composite index, which bottomed in February at $238 per 1,000 board feet, stood at $276 the week of Sept. 12. Nearly every source contacted for this article thinks prices will climb higher through the remainder of this year. But Pulte expects greater "visibility" from suppliers, because "I can't say for sure how an increase at the gas pump affects the cost of roofing," says Murphy.—*J.C.*

OVER THE TOP

Prices for key building materials are now rising even for some products that had bucked inflation.

PPI Index (% change)		
	July '08 vs. July '07	July '08 vs. Dec. '03
Asphalt felts and coatings	34.2%	108.0%
Hot rolled bar, plates, and structural shapes	33.2%	144.8%
Plastic resins and materials	19.2%	64.4%
Steel metal products	8.8%	196.9%
Architectural coatings	4.1%	32.5%
Copper and brass mill shapes	(0.5%)	172.3%
Insulation	(3.6%)	7.6%
Gypsum	(6.1%)	18.7%
Lumber and plywood	(5.9%)	(7.7%)

SOURCE: BUREAU OF LABOR STATISTICS; THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA

HOMEOWNERS VS. BUILDERS

Out of Commission?

A scathing report gives failing grades to a Texas agency that resolves construction-defect complaints.

Next year's session of the Texas Legislature could determine the fate of a controversial state agency it created five years ago to resolve disputes between homeowners and builders. In August, a report from the Sunset Advisory Commission, which evaluates different agencies' performance, recommended the abolition of the Texas Residential Construction Commission (TRCC), which the Legislature established in 2003 at the behest of home builders to provide owners with an alternative to litigation for getting construction defects fixed.

Since TRCC's inception, consumer advocates and homeowners have complained about its record keeping, its transparency, and its effectiveness. The Sunset Commission report notes that through the second quarter of fiscal 2008, TRCC had resolved only 12 percent of all the cases brought before it; the rest ended in either binding arbitration or mediation that critics insist favors builders. TRCC doesn't require registered builders to be licensed, so it is "not designed to ensure [that] only qualified people enter the field," the report says. And when TRCC's 87 inspectors verify defects, the commission "has no real powers to require builders to make repairs."

"I was in a state of shock at the Sunset report's strong language," says Janet Ahmad of the San Antonio–based consumer advocacy group Homeowners for Better Building and a vocal critic of TRCC.

In early September, TRCC rebutted the Sunset report, which TRCC officials insist didn't factor in improvements the commission made after *(see page 32)*

the Legislature raised its budget in fiscal 2008 (which ran September 2007 through August 2008) to $10.6 million from $3.2 million, allowing the commission to increase staff to 80 from 32 last spring. Patrick Fortner, a TRCC spokesman, says that from the second quarter of fiscal 2006 through second quarter fiscal 2008, TRCC had inspected 740 homes for defects and resolved 89 cases, or 12 percent; but as a result of fuller staffing, its performance in the last two quarters of fiscal 2008 improved markedly, to the point where TRCC had cumulatively resolved 337 of 1,071 cases, or 31.5 percent. On Sept. 1, TRCC also launched a county inspection program, which requires registered builders to conduct three inspections during construction, versus zero previously. TRCC also made other recommendations it is urging the Legislature to consider such as granting the Commission's executive director emergency authority to dispatch a state inspector, hiring an attorney to represent homeowners in defect disputes, allowing the Commission to conduct voluntary mediation, and creating a recovery fund for consumers.



TRCC officials concede the commission's arduous defect verification process—which takes anywhere from four to 20 months to complete—scares off owners, who must go through the process before pursuing legal action. "It's been a frustration," says Duane Waddill, TRCC's executive director. Fortner notes that appeals have often been the sticking point. But Ahmad is less charitable in her assessment of the process, which she calls "the punishment phase of homeownership."

The Sunset Commission will meet in December to vote on whether to accept or reject the report's recommendations. A bill will then be presented to the Legislature next year calling for either TRCC's renewal or demise. What would replace it is anyone's guess. Ahmad favors a housing lemon law that funnels complaints through a state-run enforcement bureau that would give builders three chances to fix confirmed defects or require them to buy back the house. Waddill, on the other hand, thinks TRCC simply needs clarification about its purpose. "Our mission is to give a neutral, technical, professional assessment of a defect complaint," he says. He rejects suggestions that more regulation or contractor licensing (which 28 states require) is needed to repair TRCC's defects.—*J.C.*

FOREIGN CUSTOMERS

Reaching Across Borders

A Miami Realtor taps affluent buyers from outside the U.S.

The National Association of Realtors recently released a survey that found Realtor sales of homes to foreign nationals leveling off. Don't tell that to Alicia Cervera Lamadrid, CEO of Miami-based Related Cervera Realty Services (RCRS), a three-year-old company specializing in luxury condos and high-rises. More than one-third of her clientele maintains their primary residence outside of the United States.

Half of her company is owned by Jorge Perez, CEO of Miami developer and builder The Related Group. RCRS handles most of The Related Group's retail sales in the U.S. and also works with other Florida developers and investors such as The Athena Group.

RCRS caters to second- and even third-home buyers and reaches them predominantly through broker networks, particularly in Central and South America. It has hosted trade shows in countries there, where it presents information about the homes it handles, financing, the Miami market, and so forth. "We've attracted up to 300 people at these," Cervera Lamadrid says. RCRS also gets involved in scheduled meetings with clients, often in brokers' offices. But the best time to see foreign buyers about a house "is when they are in Miami," she says.



Foreign nationals look for homes in the U.S. for various reasons, Cervera Lamadrid explains: Venezuelans "because that country is in such a mess"; Colombians because that country's economy "is improving." She notes, however, that RCRS's business with Brazilians has fallen off because there's more residential construction going on there, which presents buyers with other choices closer to home. She adds that The Related Group itself has developments in the works in Mexico, Colombia, Chile, and Panama. In some of these countries, citizenship comes with real estate ownership.—*J.C.*

BOTTOM PHOTO: RCRS

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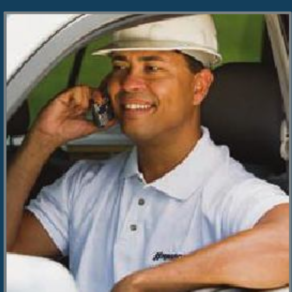
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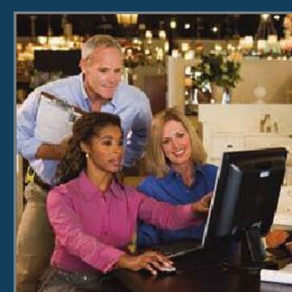
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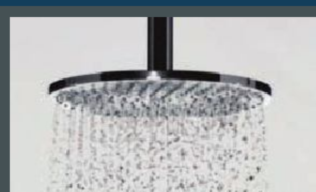
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THE LATEST AND GREATEST BUILDING PRODUCTS ■ EDITED BY NIGEL F. MAYNARD

Hot Hues

The Amuse vanity is made from Forest Stewardship Council–certified woods and features low-VOC paints. Measuring 24 inches wide, it has two traditional drawers and one tilt-out compartment. It comes in 13 colors, and options such as CaesarStone quartz or 3form ecoresin countertops. ■ **Cost: $2,500. Waterfall Bathroom Furniture. 888-521-3141. www.waterfallbath.com. Circle no. 100.**



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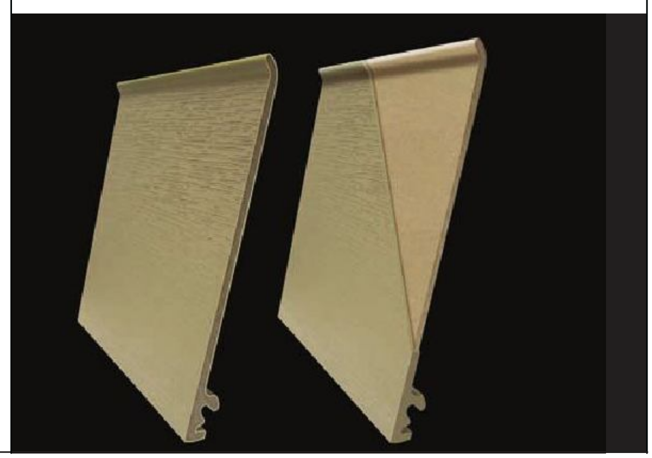


Sky's the Limit

The anodized-aluminum body of the Sky-Line shower panel hides dual foldaway showerheads, flush-mounted body sprays, a cylindrical hand shower, and a footrest. Measuring 68 1/2 inches high and 7 7/8 inches wide, the unit also includes a built-in thermostatic valve. Chrome and brushed-nickel trim finishes are available. ■ **Cost: $3,295 for chrome and $3,395 for brushed nickel. Hansgrohe. 800-334-0455. www.hansgrohe-usa.com. Circle no. 101.**

Composite Sketch

Revolution wood-polymer composite siding is a low-maintenance product with a natural appearance. Made from 50 percent virgin material and 50 percent recycled content, the product feels and looks like wood, but it requires no painting, staining, or caulking. Each 7-inch-wide plank measures 12 feet 6 inches long and features a vertical joining system that keeps it fastened in place. ■ **Cost: about $4 per square foot installed. Alside. 800-922-6009. www.revolutionsiding.com. Circle no. 103.** *(see page 36)*

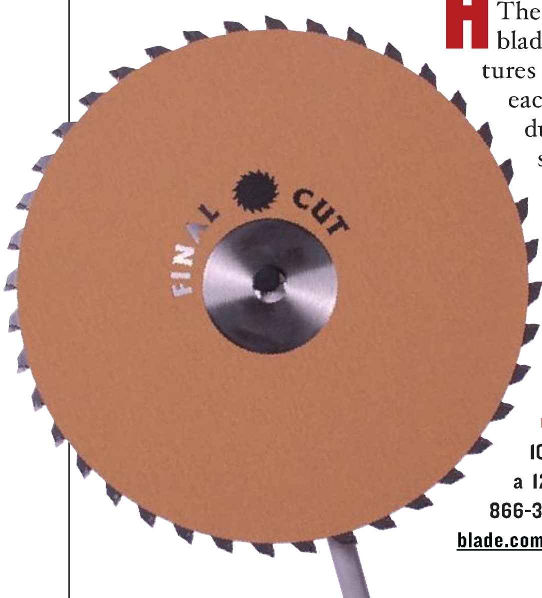




Eco-Centric

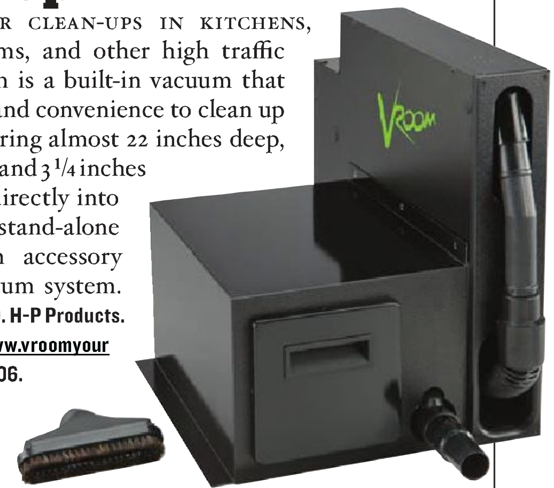
EcoBuilt is a new line of environmentally friendly garage doors that offers the look and feel of wood. The doors use a minimum of 88 percent recycled content—including Douglas fir among other materials—and resist splitting, warping, cracking, and bending. Doors come prepped for painting and require no exterior priming. ■ **Cost: $1,400 to $1,900. Overhead Door Corp. 800-929-3667. www.overheaddoor.com. Circle no. 104.**

Cut It Out



Hate to cut and sand? The Final Cut saw blade can help. It features sanding discs on each side, which produce a fine, double-sided finish. Ideal for woodworkers, carpenters, and cabinetmakers, the blade also creates less kickback and has a longer life than standard blades. ■ **Cost: $74.95 for a 10-inch blade and $90 for a 12-inch blade. Final Cut. 866-305-0219. www.finalcutblade.com. Circle no. 105.**

Suck It Up



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Wide Load

For buyers who think bigger is better, give them the 36-inch Renaissance wall oven, which offers 20 percent more capacity than a standard product. Among its features are a RapidHeat element for faster preheating; six cooking modes; and a four-part convection system for uniform cooking. It comes in stainless steel with chrome, black chrome, brass, or copper trim. ■ **Cost: $3,995. Dacor. 800-793-0093. www.dacor.com. Circle no. 107.**

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GREEN HOUSE

SUSTAINABLE DESIGN, CONSTRUCTION, PRODUCTS & SALES ■ EDITED BY RICH BINSACCA



SMALL WONDER: McClellan's house packs a lot of efficiencies into the main home's small footprint (seen in the background), while a detached garage and bonus room above adds relatively cheap usable space.

DAVID BURGHARDT

COMPACT DESIGN

Catch a Wave

J.P. McClellan's jewel box on Amelia Island, Fla., exemplifies his passion for green by leaving a smaller footprint.

Builder J.P. McClellan is learning how to surf, and the lessons he's taking from Florida's Atlantic coast offer a direct analogy to green building. "One thing I've learned watching and surfing the waves is that you can't get too far ahead of them or too far behind them," he says. "We're seeing a new wave of building, and we may be a little in front of it right now."

That's a comfortable spot for McClellan, at least out of the water, as he leverages a personal interest in sustainable building borne out of the first energy crisis in the early 1970s and honed through his building career since. In 2006, he launched his own company, J.P. McClellan Inc. Artisan/Builder, to further refine sustainable building concepts. "Building smarter and more sustainably has always made sense to me," he says.

His latest home, a 1,252-square-foot, two-bedroom, two-bath jewel box in Amelia Park on Amelia Island, Fla., clearly fits that bill and reminds the industry that green isn't just about energy efficiency or low-VOC finishes. "We started this company with a focus solely on homes that are 2,500 square feet or less," he says. "The smaller, the better."

Size wasn't the only thing that mattered, though, as McClellan made sure to include more mainstream tenets of green building. Thanks to tankless water heating, passive solar daylighting, *(see page 40)*

Inside:

Green Growth

The growth of green building programs at the state and local levels across the country is increasing at a rapid pace. A recent report commissioned by AIA cited a 487.5 percent increase in the number of county-run green building programs since 2003, jumping from eight to 39 out of the 200 counties surveyed. The NAHB, meanwhile, is updating its count of state and local HBA-affiliated programs. As of July of this year, preliminary numbers showed a jump from 50 to 200 or more in just one year's time. The two trade associations differ somewhat on what constitutes a green program—AIA counts policy resolutions, task forces, and mandates for all buildings and mostly publicly funded projects at the county level only, while the NAHB focuses on HBA or nonprofit programs for residential projects—but the growth is obvious and fast-paced. "We are getting a steady stream of interest by our HBA affiliates to create their own green building programs," says Carlos Gutierrez, NAHB staff vice president of state and ▸

local affairs. For a free, downloadable copy of the AIA report, go to www.aia.org/SiteObjects/files/LLeadersCounties-fullreport.pdf.

Bright Spot

The housing market may be gloomy, but if you build green, there's a light at the end of the tunnel—and maybe closer than that. The *2008 U.S. Construction Overview*, published annually by the Facilities Management Institute (FMI) in Raleigh, N.C., reports that non-residential buildings designed and built green garner more investment dollars than those that don't, a sign that green attracts green. "The percentage of buildings that are green is increasing, even as the market is turning down," says Heather Jones, an economist for FMI. "The investment potential is higher with green buildings than traditional construction." The report also credits demand for green building in the residential sector as a driver of both the trend in non-residential construction and the development of more green materials. The report is available for $135 at www.fminet.com.

UP link

TO READ MORE STORIES ON GREEN BUILDING, GO TO WWW.BUILDERONLINE.COM/GREEN.

insulated windows, and high-performance cooling and dehumidification equipment, among other specs, the house is the first in its decade-old, 420-unit traditional neighborhood community to be qualified under the federal Energy Star program. "I've recognized the opportunity [for green building] for eight years and have been gradually integrating these concepts," says McClellan, who oversaw construction on more than 200 homes in Amelia Park prior to starting Artisan/Builder. "The key is to make it make sense to the home buyer."

To that end, McClellan is changing the marketing focus of green building from efficiency to effectiveness. "If you just look at efficiencies, you can't necessarily get back your investment," he says. "But the most effective use of resources is more than an economic equation and is easier to sell to the market."

To illustrate his point, McClellan refers to healthier homes that address buyer sensitivities beyond the cost of the house. "It's hard to put a price tag on a home that promotes better health," he says, a sales point he also uses to tie his homes to the health of the overall environment. "It's your relationship to your home, to the environment, and to the community that makes it green and sustainable."

McClellan is counting on those concepts resonating with enough buyers to make his financial model work, one that calls for him to build four presold homes this year as the Florida housing market struggles to recover. And yet, he's uncompromising. The green features of his latest project, priced in the upper $300s, are a baseline, not an upgrade or option. His next house, nearing completion, will include a rainwater collection and irrigation system. "If you don't want green, I won't build your house."—*R.B.*



SPACE EFFICIENT: The 1,252-square-foot plan wastes no space but also doesn't skimp on style or convenience. The U-shaped kitchen just inside the back door offers an ample island and eating bar.

PRODUCT SAFETY

Testing for Toxins

A Houston-based nonprofit takes aim at a void in delivering healthy indoor air.

BuildClean, a not-for-profit consumer information organization in Houston, wants to help clean up your kitchen—and your foyer, bathrooms, and anywhere else radon and radiation might linger in today's tightly built homes. "Except for VOCs, there's no testing or standards for other toxins [in a home]," says BuildClean co-founder and president Sara Speer Selber. "Just because something is natural doesn't mean it's healthy."

Granite has become so popular as a surface material, says Selber, that it is now being imported from dozens of countries in hundreds of varieties, some of which may emit radon and radiation at levels higher than what the EPA considers safe.

BuildClean's privately funded research includes 200 homes in Houston and laboratory testing and is due out next year. "Our goal is to better understand the materials that impact occupant health and what's in our homes that needs to be cleaned or removed," says Selber.



The Marble Institute of America, a trade association for the natural stone industry, has refuted claims that granite emits harmful levels of radon or radiation. The group cites recent EPA reports that admit the potential for radon emissions, but at levels below what the agency considers hazardous. MIA also is working to develop standards for testing granite surfaces for emissions toward an industry consensus. For more information, visit www.buildclean.org.—*R.B.*

PHOTOS: TOP: DAVID BURGHARDT; BOTTOM: C. JAMES DULLY

GOT GREEN PROJECTS, PRODUCTS, OR DESIGNS?

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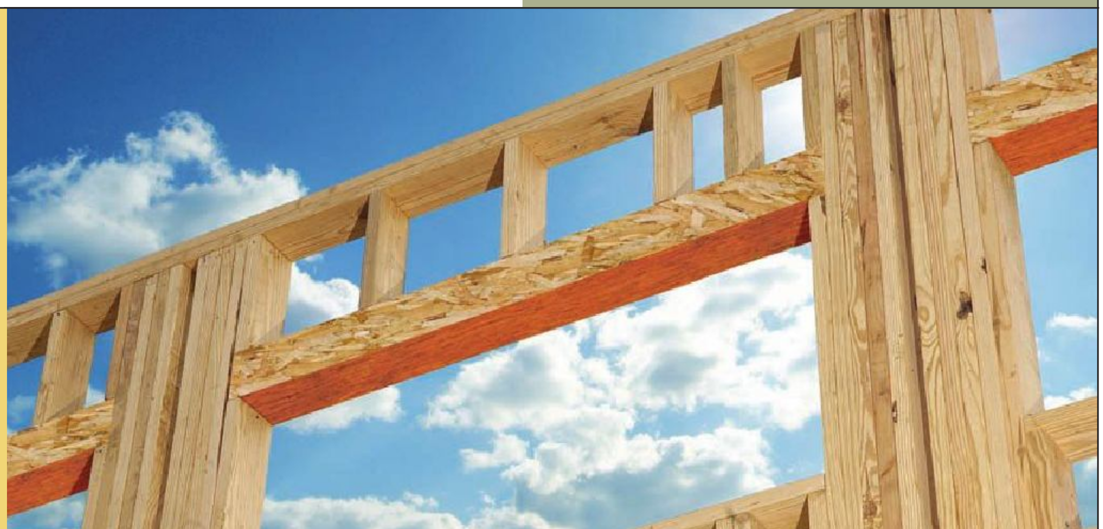

PRODUCTS

PRODUCTS AND TOOLS EVERY BUILDER SHOULD KNOW ABOUT ■ EDITED BY NIGEL F. MAYNARD



HOLES IN ONE: There is no need to do any cutting on the jobsite when you have the new XJ 85 wood I-joist. The prefabricated product features precut openings placed so that builders can run plumbing pipes, HVAC, and electrical systems. Because the systems results in fewer callbacks, quicker installation, and reduced waste on the jobsite, the system offers users a lower installed cost. ■ **Georgia-Pacific Wood Products. 800-284-5347. www.gp.com. Circle no. 108.**

START OFF: SolidStart laminated strand lumber is a structural product made from long, thin wood strands that are oriented parallel to the product's length, so it outperforms dimensional lumber. Made from Sustainable Forestry Initiative–certified wood from small diameter trees, the product can be used for headers and beams, wall studs, roof beams and rafters, and stair stringers. It also offers design flexibility for tall-wall and large-room spans. ■ **LP Building Products. 888-820-0325. www.lpcorp.com. Circle no. 109.**



Good Support

A new crop of structural lumber can improve productivity.

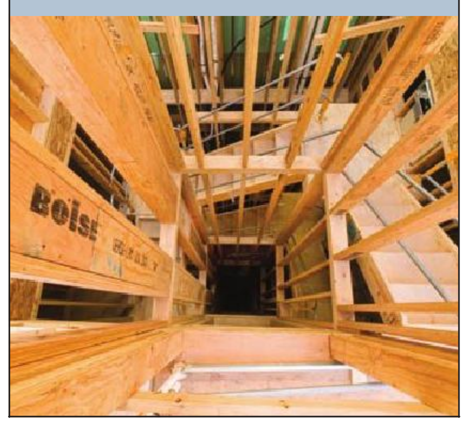
Home buyers typically care about items they can see and touch, such as flooring, countertops, and lights, but they are less concerned with things behind the walls. Likewise, buyers are unlikely to concern themselves with what type of floor joists, studs, and rafters you use, but that's no reason to skimp and not choose superior structural components.

Fortunately, with the new breed of structural products on the market, builders have access to systems that not only hold up well but also offer added benefits: They can make construction quicker and easier and improve productivity.

Take, for example, the new XJ 85 wood I-joist from Atlanta-based Georgia-Pacific. Unlike typical wood joists, which must be cut on site, the product comes prefabricated with strategically placed openings. Georgia-Pacific says the I-joist "offers builders and contractors a lower installed cost due to fewer callbacks, and the precut holes allow for quicker installation and reduced waste on the jobsite."

"The progression of the XJ was natural because builders were already cutting holes in joists for ducts," says Jeff Key, marketing and communications manager for Georgia-Pacific. But Key says there is always a fear that joists could lose structural integrity if they are cut improperly. The XJ eliminates this risk, he says. *(see page 46)*

SO LONG: Extra-long Versa-Stud laminated veneer framing lumber is designed for tall walls and applications where a builder needs strong, straight framing materials. Offering at least 2.1 times more bending strength and 20 percent more stiffness than 2x6 studs, it is not subject to checks, cracks, or twists, which can occur with dimensional lumber, and it is easy to install. It's available in lengths up to 60 feet. ■ **Boise Cascade. 208-384-6161. www.bc.com. Circle no. 110.**



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PRODUCTS

Boise, Idaho–based Boise Cascade also offers builders a way to build better and easier through it's Versa-Lam laminated veneer lumber products. The products don't shrink, twist, or split like dimensional lumber; and because they are stronger, homes can often be built using less material.

"Versa-Lam is designed to help reduce labor costs and cycle time," says Denny Huston, the company's sales and marketing manager. "The quality and precision of this product helps builders build more precise structures, which can save subcontractors many hours down the road."

Nashville, Tenn.–based LP Corp. is getting in on the act with its SolidStart laminated strand lumber (LSL) line. Made from long, thin wood strands that are oriented parallel to the product's length, LSL is more consistent than dimensional structural products so it is gaining in popularity.

"There is growing demand for LSL because of its superior durability, strength, and consistency compared to dimensional lumber," says Brian Luoma, vice president and general manager of LP's engineered-wood products business. "This results in greater design flexibility and less waste."

In the coming years, builders will likely start using more prefabricated and panelized structural components as a way to help reduce their construction cycle and waste generation. Some manufacturers already offer some level of prefab services.

Builders have access to systems that not only hold up a house but also ... make construction easier and improve productivity.

A few years ago, Federal Way, Wash.–based Weyerhaeuser totally reorganized its business model by bringing all of its structural systems under the iLevel by Weyerhaeuser name to offer builders prefabricated services. One aspect of the system is the NextPhase Site Solutions. "It's a system designed to save builders time and money and reduce waste," says Luke Fouch, a project manager with the company.

Consisting of a range of products, software, and services, NextPhase allows builders to have structural members delivered to the site precut and ready to install. "Framing members come to the jobsite cut to the nearest 1/16 of an inch, so it saves time and requires less or no cutting," Fouch says.

Whit Smith, president of Whit Smith Construction in Omaha, Neb., is a fan of the system. As an experiment, the company, which builds custom and high-end townhomes, framed one townhouse model the conventional way and then framed the same model with NextPhase panelized components. The panelized house took less than half the time to frame, Smith says. Plus, it resulted in much less material waste.

"I was just flabbergasted," Smith says. "Building different versions of the same model so close together with such a large difference in construction time made a pretty dramatic impression on me."

"Weyerhaeuser created the iLevel business as a way to work more closely with our customers to simplify home construction," says Brian Greber, vice president of marketing and technology for iLevel. Greber continues, "In the tightening housing market, better construction and operating practices are going to be critical for builder and dealer profitability."

Unfortunately, the housing market has slowed and builders no longer feel rushed to deliver houses in shorter cycles, and they may hesitate to buy into products that promise faster construction time. Manufacturers are aware of the irony, but they say the housing downturn will end someday and builders who are educated about the benefits of cost-cutting structural products will have the edge and be uniquely positioned to reap the rewards. *(see page 48)*



PHASE ONE: NextPhase Site Solutions offer a range of products, proprietary software, and services that allow builders to frame their houses in less time and generate less waste. The pre-assembled components reduce structural frame construction time and the need for skilled labor on the jobsite. Pre-built components also reduce jobsite waste and the risk of material theft. ■ **iLevel by Weyerhaeuser. 800-525-5440. www.ilevel.com. Circle no. 111.**



SOLID STATE: The manufacturer has begun producing its RFPI joist with a 2 1/2-inch-wide-by-1 1/2-inch-thick solid sawn flange for better stability and more nailing coverage. Available in four depths and lengths of up to 60 feet, the joists are compatible with standard hangers and connectors. They can be paired with the company's other products for residential and multifamily construction. ■ **Roseburg Forest Products Co. 800-569-7143. www.rfpco.com. Circle no. 112.**

GOT A NEW PRODUCT?

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Water Misers

High-efficiency toilets step up water conservation.

In 1992, Congress reduced the maximum water consumption level of toilets from 3.5 gallons per flush to 1.6, and opponents were hopping mad. Plumbing contractors and consumers railed that the new toilets were ineffective and wasted water due to multiple flushes.

These critics were more or less accurate, but that was then. Fast forward 16 years and manufacturers have stepped up their game. Today's toilets perform exceedingly well. Now change is afoot once again.

The federal government warns that population growth and persistent drought will force at least 36 states into water shortages by 2013. Water conservation is now a national priority, which is why the EPA launched the voluntary WaterSense program to make it easy for consumers to identify and purchase water-efficient products. High-efficiency toilets were recently added to the program.

A high-efficiency toilet (HET) flushes with 20 percent less water than a standard unit. Such toilets may meet the criteria in one of two ways: A single-flush toilet must use no more than 1.28 gallons per flush, or a dual-flush unit must have a full flush using no more than 1.6 gallons and a reduced flush that uses no more than 1.1.

Some manufacturers are exceeding this standard. Lincolnwood, Ill.–based Gerber Plumbing Fixtures has introduced an Ultra Flush 1.1-gallon toilet that uses pressurized air to decrease the amount of water required for a flush.

In addition to dual-flush units, Kohler, Wis.–based Kohler offers the San Raphael Pressure Lite, a one-piece unit that uses 1.0 gallon per flush.

"This toilet represents the future of flushing technology," Kathryn Streeby, director of marketing for Kohler's sanitary products, said in a press release. "The industry is progressing to better technology and improved performance while utilizing less water."

With toilet flushing consuming about 30 percent of all domestic water use, manufacturers say they are committed to the water conservation movement. The question that looms, however, is whether or not that movement will make voluntary standards become law. With the eco-movement gaining steam, it very well could, so be prepared. **B**



SMART START: Unlike most dual-flush toilets, Sydney Smart offers a 0.8 gallon flush and an optional 1.28 gallon flush instead of a 1.6. Based on usage estimates, it averages .89 gallons per flush and is designed to save a family of four up to 2,975 gallons of water per year over other high-efficiency toilets. It comes in white and biscuit. ■ **Caroma USA. 503-681-2720. www.caromausa.com. Circle no. 114.**



ROYAL FLUSH: The San Raphael flushes with just 1 gallon of water, which could save a family of four between 7,000 gallons and 10,000 gallons of water per year versus the standard 1.6-gallon unit. Measuring $21\frac{1}{2}$ inches high, the one-piece unit features an elongated bowl and a 12-inch rough-in. It comes in seven colors. ■ **Kohler. 800-456-4537. www.kohler.com. Circle no. 115.**



WISE GUY: The FloWise toilet can be flushed in two ways: a traditional 1.6 gallons per flush or a water-saving 0.8 gallons per flush. It has a two-piece design, an elongated bowl, and a concealed trap for a slim profile. Available in white, it comes in a standard height or a comfort height. ■ **American Standard. 800-899-2614. www.americanstandard-us.com. Circle no. 113.**



ULTRA LOW: Exceeding federal standards, the Ultra Flush uses 1.1 gallons of water per flush. The pressure-assisted unit uses the standard water supply to pressurize the air inside the tank, which forces water into the bowl. It's available in a variety of styles, colors, and rough-in sizes. ■ **Gerber Plumbing Fixtures. 630-754-0278. www.gerberonline.com. Circle no. 116.**

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DIGITALHOME

SMART TECHNOLOGY FOR NEW HOMES ■ EDITED BY DAN DALEY

Not the Jetsons

It's more than just a theme park attraction; it's a living laboratory.

When Disney built its House of Tomorrow in Disneyland in 1957, it was speculating as to what home buyers would see in the way of home technology 30 or 40 years hence. The new House of Tomorrow—known this time as the Innoventions Dream Home, which opened last June at the Disneyland Resort in Anaheim, Calif.—intentionally peers only five or so years over the horizon due to the speed of technology change; 60 percent of the home technologies installed there are available today. But it also suggests how home builders will be approaching their work in the future.

Disney partnered with builder Taylor Morrison, HP, Lifeware, and Microsoft for the project, a collaboration that Taylor Morrison marketing director Arianna Barrios says is going to be the template for the builder once the current slump ends. "When the home building business returns to growth, we want this experience to position us in a number of ways—to let us better understand not only what buyers want in the way of [home] technology, but also how we'll build houses around that technology," she says.

From the builder's perspective, the Dream Home is a complex focus group outfitted as a theme park attraction. Where the previous futuristic home was a carefully scripted guided tour, this iteration allows visitors to stop and interact with the home's systems, aided by a family of actors who are knowledgeable about the technologies and products. When visitors play with the remotes and other controllers, the input is recorded as data, which will be combined with input from kiosks that ask visitors' opinions about the house, as well as information from conventional live exit surveys. By the time the five-year partnership concludes, Barrios says the way houses are designed and built will have changed as a result of the knowledge gained.—*D.D.*



WASN'T THE FUTURE GREAT? Disney's original future house (above) wasn't interactive, something the new one amply corrects.

Automated Green

Buyers prefer certain types of green technology.

Green is a buzzword these days, but it's not a cure-all, and people perceive its benefits in very different ways. That's what custom builder Frank Laskey, president of Capital Construction in the Albany, N.Y., suburb of Ballston Spa has learned after going for the green in his homes.

"I think you have to look at green as almost a marketing ploy, pure and simple," Laskey says candidly. "It's not easy to calculate the real return on investment when you put in energy-saving technology."

Laskey first took a green slant on home building in 2004. Along the way, he learned which energy-efficient automated systems buyers understood and wanted and which they didn't. "If the prospective buyers don't immediately see the value to them of what you're installing, it just turns them off," he says. "If we just add [green] features without doing some research, it actually makes it harder to sell the house."

What does sell well, Laskey says, are automation systems that open and close blinds, awnings, and windows as the sun and winds shift. "Anything that makes the house less reliant on the HVAC system is immediately understood," he says. Another desired feature is the ability to control the home's environment remotely.

Laskey is finding that while more buyers are going for a certain suite of green technology, they're beginning to forgo professionally installed home theaters.

Laskey now builds each home with certain basic but non-digital environmental attributes including whole-house ventilation, and materials that combine wood and plastic to make the home more durable and lower its maintenance needs. Then buyers can choose from a menu of digital green add-ons.—*D.D.*

Dan Daley is a freelance writer based in Nashville, Tenn.

See Here Now

A new line of video surveillance products from Home Automation Inc. (HAI) not only has a lot of useful bells and whistles but also



brings a bit of style to video monitoring. The new Network Digital Video Recorder has four channels and can be installed stand-alone to view video via its embedded Web server or used in conjunction with an HAI home control system and viewed on HAI's touchscreens, over the Internet, or by smartphone. It also fits into HAI's Universal Mounting Plate, which eliminates the need for shelving and makes installation easier.

High Style

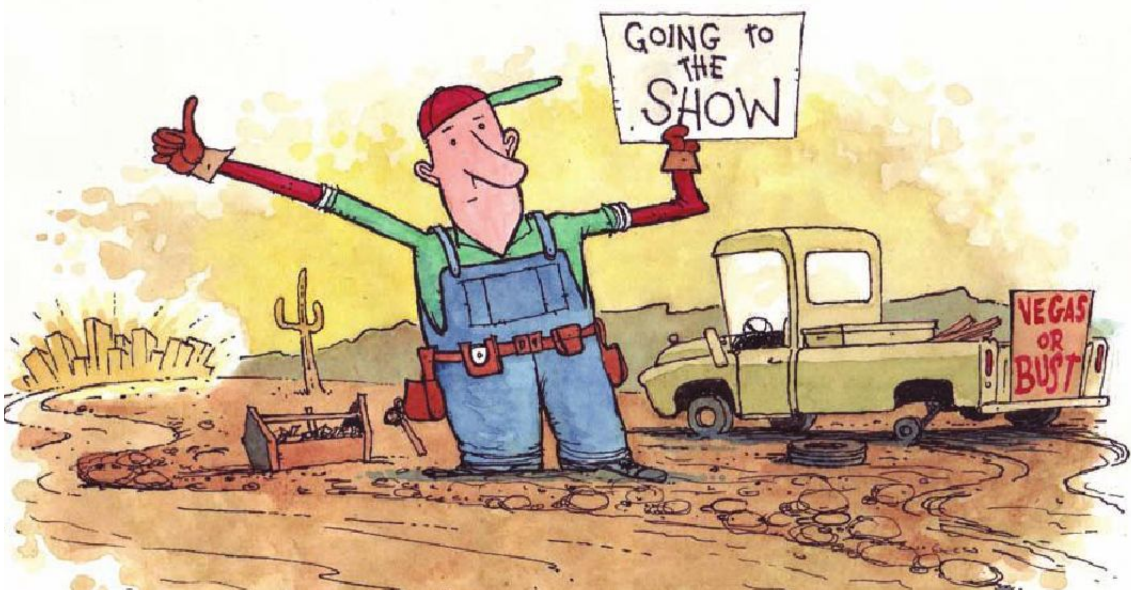
Technology firm AMX has opened a showroom in Manhattan's Times Square that will showcase 350-plus AMX products and nearly 300 third-party products from AMX manufacturer partners. Throughout the showroom, sub-systems are fully integrated with AMX's Resource Management Suite to demonstrate equipment monitoring and energy management.

DO YOU HAVE A TECH STORY?

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NATIONAL BEAT

NEWS FROM HOUSING'S GROUND ZERO ■ EDITED BY CLAIRE KOLTKO



DAVID CLARK

NAHB BRIEFS

Loan Laws

Beginning this month, the FHA is working under a new mortgage insurance premium (MIP) structure. The up-front MIP for all home buyers is now set at 1.75 percent. The annual MIP remains at 55 basis points for 30-year loans having loan-to-value ratios (LTVs) greater than 95 percent and 50 basis points for 30-year loans with LTVs of 95 percent or less. The Housing and Economic Recovery Act of 2008 placed a 12-month moratorium on risk-based premiums for FHA-insured loans. This structure will be in effect until Sept. 30, 2009, at which time the FHA will provide further guidance on its MIP structure.

Green Grows Up

More of the nation's apartments and condos are going green as multi-family builders and developers respond to the growing consumer interest in sustainable building practices, according to a recent survey by the NAHB. While 74 percent of survey respondents said that buyers and renters are willing to pay more for green amenities, the median additional amount they are willing to pay is only about 2 percent. In the NAHB survey, which ▸

FROM THE PRESIDENT

Viva Las Vegas

Don't miss Las Vegas' biggest attraction this January: the International Builders' Show!

We all know that what happens in Vegas stays in Vegas. But just this once, I think you will want to make an exception and ignore the slogan. Why? The NAHB's International Builders' Show (IBS), which returns to Las Vegas in January after a record-breaking run in Orlando, Fla., will provide the information, inspiration, tips, contacts, advice, and more that your business needs to get through these difficult times.

But none of that will do you any good if you don't take it home with you, share it with your colleagues and employees, and put it to work in your business. Come to think of it, you should bring your whole team to Las Vegas from Jan. 20–23 for the IBS. That way, you can cover more ground and will have lots more to share when you get back home.



SANDY DUNN
PRESIDENT, NAHB
WASHINGTON, D.C.

EXHIBITS AND EDUCATION

The product exhibits are always a highlight of the IBS experience. If it goes into building a house, helps you manage your business better, makes the house greener, or enhances quality of life for home buyers, we've got it—acres and jaw-dropping acres of it. In displays from more than 1,700 exhibitors, you can find just the right products to appeal to your target buyers and help you make the sale.

When it comes to value, the exhibition is just the beginning. More than 250 educational sessions led by *(see page 54)*

industry experts and notable business entrepreneurs will provide valuable insight for these difficult times and will help you prepare for the recovery that we all know is inevitable.

SPEAKERS AND PRE-SHOW EDUCATION

To enhance the IBS experience, daily featured speakers will be addressing some of the key issues that affect our industry. Andrew Winston, founder of Winston Eco-Strategies, is a consultant who works with leading firms to use environmental thinking to drive growth. He will provide a timely and dynamic view of how companies can use green environmental business strategies to improve their bottom lines when he speaks on Jan. 21.

On Jan. 22, Kevin Freiberg, the founder and CEO of San Diego Consulting Group, will provide insight into future trends, best practices, and the essential choices that make businesses succeed.

On Jan. 23, Peter D. Hart, one of the top public opinion analysts in the U.S., will take a look at demographics and consumer preferences.

The New American Home incorporates best practices, energy efficiency, safety, convenience, and aesthetics.

THE 26TH NEW AMERICAN HOME

The New American Home is a perennial favorite at the IBS, and the 2009 home promises to be quite a crowd-pleaser. Equal parts laboratory, education tool, and product showcase, The New American Home incorporates elements such as builders' best practices, energy efficiency, indoor air quality, safety, convenience, and aesthetics. It is an outstanding resource for anyone in the home building industry who wants to keep up with leading-edge trends, and it demonstrates that excellence in housing performance can be built into any home—large or small, simple or complex.

A NEW BOTTOM LINE

Something that will be different at the 2009 IBS is our fees. We have significantly lowered the cost of exhibits-only registration. Before Nov. 7, exhibits-only registration for the entire IBS will be $50 for NAHB members. After Nov. 7, the fee will rise to $100 for members.

This year, we are also selling individual tickets for educational programs. A ticket allows a person to attend any educational session.

Much more information about the show is available online at www.BuildersShow.com. And don't forget, there are significant early-bird discounts if you register by Nov. 7. **B**

THE NAHB RESEARCH CENTER CORNER

Managing Moisture

The Research Center's new videos spotlight and solve moisture challenges.

FOR YEARS, THE HOME BUILDING INDUSTRY has come to recognize various moisture effects in exterior wall assemblies with absorptive cladding materials, but the causes and extent of these effects are still not well understood. The NAHB's Building Products Issues Committee has studied moisture-related concerns for some time and found several to be common to a variety of cladding types and climatic regions. With a plethora of wall construction techniques and materials available to builders, questions abound as to what approaches are appropriate in each climate.

Now builders can look forward to a new resource for moisture management on the horizon. In partnership with the NAHB and the U.S. Department of Agriculture's Forest Products Laboratory, the NAHB Research Center will produce a series of Web-based moisture management construction videos aimed at overcoming moisture-related challenges in home building.

Building code requirements, product specifications, and performance requirements have all changed in response to the need for more robust weather-resistant performance from exterior envelopes. The Research Center's Web-based videos will help keep the housing industry current on these changes and will offer installation techniques that go beyond the code minimum.

The videos will be produced in the field with builders who can illustrate various moisture management techniques. They will explore options that the housing industry can employ to reduce the possibility of moisture-related problems, regardless of the cladding or climatic region. Topics will include an overview of the building enclosure; drainage and drying methods for wall systems; weather-resistive barriers; air barriers and insulation; and flashing techniques and methods.

The instructional videos will be available by summer 2009 on www.ToolBase.org; www.NAHBRC.org; www.NAHB.org; and www.FPL.FS.FED.US. The videos will also be distributed through the NAHB's educational network.

NAHB BRIEFS

polled multifamily builders and developers nationwide on their green building practices, 89 percent of respondents reported that they are installing energy-efficient appliances and lighting in their multifamily communities.

Sell By Design

At a recent Southeast Building Conference (SEBC) panel in Orlando, Fla., Dominick Tringali, an architect based in Bloomfield, Mich., advocated a "recovery by design" approach to sales that emphasizes the latest products and trends in the interior merchandising of models and homes. Much of the current housing inventory "is not selling because it's just



bad housing," he said. With demand slow, it is imperative that builders "give buyers a compelling reason to move," he said. "Offer the buyer what they don't already have." Tringali recommended jettisoning excess rooms and focusing on living areas, starting with the kitchen as the heart of the home, and providing less square footage but more living space such as flex rooms, family rooms, and outdoor spaces.

PAUL BARDAGJY



One-Two Punch

Timely moves from Washington work to fight off the housing contraction.

TWO RECENT FEDERAL POLICY INITIATIVES ARE NOW PROVIDing support to home buying and figure to help stem the extended decline in home sales before long.

The first punch from Washington was the temporary $7,500 tax credit for first-time home buyers, contained in the Housing and Economic Recovery Act that was signed into law on July 30. The second was the dramatic federal takeover of the secondary-market government-sponsored enterprises (GSEs), Fannie Mae and Freddie Mac, on Sept. 7. The first initiative provides incentives for home buying over the balance of this year and the first half of 2009, while the second increases the availability and lowers the cost of credit in the huge conforming mortgage market served by the GSEs.

HOME BUYER TAX CREDIT

The new home buyer tax credit is refundable (the Treasury will send qualifying buyers checks if their income tax liability is less than $7,500), but it also has to be paid back to the Treasury over a 15-year period—making it function like an interest-free loan from the Treasury. Even so, the value of the credit certainly is substantial, and there are ways for prospective qualifying buyers to access the credit prior to filing their federal tax returns in 2009. (For details on the tax credit, visit www.federalhousingtaxcredit.com.)

In early September, the NAHB surveyed more than 400 single-family builders to monitor awareness of the home buyer tax credit and to get some early indications of the likely impact of the tax credit on new-home sales. We found that virtually all builders (98 percent) were aware of the Housing and Economic Recovery Act and the tax credit program, and 54 percent of survey respondents were involved in the first-time buyer market to at least some degree.

Roughly half of all respondents figured that the tax credit would have at least some positive impact on home sales in their market areas, while one-quarter expected no positive impact and the rest were unable to form an opinion at the time of the survey.

The tax credit was enacted at a very good time. Surveys of consumer sentiment have been showing rising proportions of households saying it's a good time to buy homes, primarily because of lower house prices in many areas. The tax credit could just be the match that ignites this dry tinder.

GSE TAKEOVER

A large majority of respondents to our early-September survey said that higher mortgage rates and tighter lending standards had seriously weakened their home sales during the previous month. In this regard, it's apparent that tightening of underwriting requirements and imposition of higher guarantee and mortgage delivery fees by the beleaguered GSEs were largely responsible for those developments.



The federal takeover of Fannie Mae and Freddie Mac heavily favors GSE debt as well as guaranteed mortgage-backed securities, and prices of both types of investments surged in the aftermath of the Sept. 7 announcement of the takeover plan. Those effects quickly put downward pressure on conforming mortgage rates, and the takeover plan also assures that the availability of credit in this huge portion of the home mortgage market will be well maintained for some time. We may even see rollbacks of tighter underwriting requirements and various fees that had been hiked by the GSEs as their financial conditions deteriorated.

The long-term implications of the GSE takeover for the housing finance system have yet to be determined, and the next Congress and administration will have to decide on the structure and functions of the GSEs down the line. But the immediate implications for mortgage markets definitely are positive, and those effects should endure at least through 2009.

MESSAGES FOR BUILDERS

The recent federal policy initiatives are complementary, and the combination will help support housing demand in the near term. But there's still a heavy supply of vacant homes for sale and the foreclosure wave has not yet crested. Builders must carefully assess the supply-demand balance in local markets and be sure their buyers are pre-approved for credit before picking up the pace of production.

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Truth, beauty, and pragmatism mark this year's top winners.

2008 BUILDER'S CHOICE

BY JENNY SULLIVAN, PAT CURRY, NIGEL F. MAYNARD, KATHLEEN STANLEY, CAROLYN WEBER, AND CHERYL WEBER

HOW DO YOU DEFINE "GOOD DESIGN" at a time when the housing industry is hurting and builders are more focused (and appropriately so) on survival than they are on the nuances of, say, proper site orientation, massing, and architectural detailing?

That is what is perhaps most astounding about this year's Builder's Choice winners: the climate in which they prevailed—a maelstrom of turbulent market forces conspiring to push design to the back burner. Collectively, these top projects offer proof that design done right becomes a strategic point of leverage, not a frivolous pursuit reserved for boom times.

The serious problems of our time warrant serious reinvention, and this year's winners do not disappoint. Antidotes to rising fuel costs, for example, take on myriad forms: infill mixed-use neighborhoods that allow residents to trade their cars for public transit; adaptive reuse of vintage buildings otherwise destined for the landfill; custom homes built with locally available materials, thus reducing the miles needed to transport goods to the jobsite; houses with built-in renewable energy systems; and affordable pocket communities whose proximity to jobs means homeowners are not forced to "drive to qualify" to far-flung exurbs that leave their bank accounts exhausted by commuting costs.

That said, the lone residence judges selected as Home of the Year may come as a surprise. It's not small, affordable, green, or urban. But it is a serene and beautiful place that honors its natural surroundings. Beauty is the one necessary ingredient in good design—like flour is to bread—that never waivers, regardless of business conditions or world affairs. Even when all else seems to be crumbling, beauty sustains us.—*J. Sullivan*



ERIK KVALSVIK



BAY WINDOWS: The 2008 Home of the Year offers a fresh take on the historic architecture of the Chesapeake tidewater region.

2008 BUILDER'S CHOICE

ANNAPOLIS, MD.

SOUTH RIVER RESIDENCE

Inspiration for this riverside retreat began with a dog-eared photo of an old shucker's shanty—a simple structure typical of the watermen's homes and boat sheds that populated the Chesapeake, Md., tidewater region in the 19th century. "It's your basic Monopoly [board game] house with board-and-batten siding and a gabled roof," says architect Wayne Good. The contemporary residence that now graces this waterfront lot is an evolution of that aesthetic.

Respect for historic antecedents is particularly apparent on the home's north façade—a conventional composition of solid whitewashed walls, punched double-hung windows, and pitched roofs. For symmetry and balance, Good specified shutter widths that align with vertical batten siding and the standing seams of a lead-coated copper roof. Tall, skinny windows of the same width connect the front elevation's two primary volumes with muntin bars spaced 12 inches apart to look like a seamless continuation of the siding.

The same ordered geometry continues in back (see page 59), although the south elevation flips the solid-to-void ratio, using liberal amounts of 1-inch thermal glass to dissolve the lines between indoors and outdoors. On the first floor, 10-foot-tall glass panels (some movable) flood the interiors with natural light and—thanks to the home's elevated profile—create the illusion of living spaces that flow right out onto the river's edge.

Panoramic views up and down the river are further enhanced by a projecting tower structure that creates three distinct experiences. At its base, the tower provides an open, covered pavilion that spills onto a broad ipe deck. Above that, it houses a quiet, enclosed sitting area off the master bedroom. Up top, it's a crow's nest (accessible by ladder) affording 270-degree views.

"We wanted to preserve the view on the second and third floors, but we also wanted operable glass in the tower, so we used butted glass corners, but in the center inserted double-hung windows," Good explains. Continuous use of similar design elements inside and outside furthered a feeling of transparency. Crisp interior millwork meant to resemble the batten siding extends up a central stairwell inset with gridded window panes.

That the shorefront side of the house—and the tower in particular—creates a glowing light box effect at night is no accident. It was designed in homage to the nearby Thomas Point Shoal Lighthouse, a historic landmark that has served as a maritime beacon since 1825.—*J.S.*

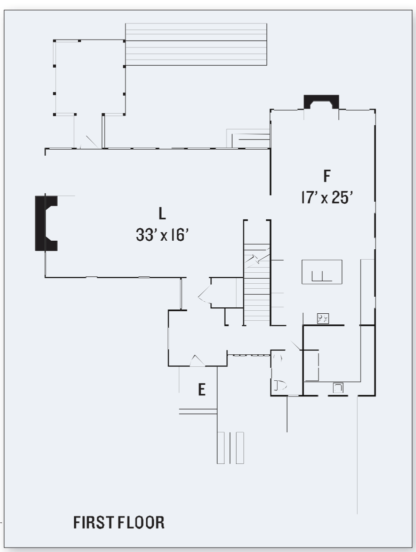
Home of the Year and Grand

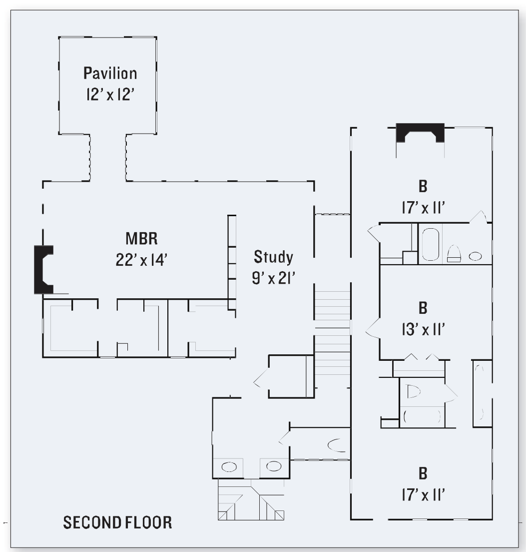
CATEGORIES: Home of the Year; Custom one-of-a-kind, 6,000 square feet to 10,000 square feet (grand)

ENTRANT/ARCHITECT: Good Architecture, Annapolis, Md.

BUILDER: Winchester Construction, Crownsville, Md.

LANDSCAPE ARCHITECT: O'Doherty Group Landscape Architecture, Annapolis











PHOTOS: ERIK KVALSVIK







PARKER FLATS AT GAGE SCHOOL

WASHINGTON, D.C.

THIS 1904 BUILDING AND ITS 1907 ADDITION sat abandoned and derelict for 35 years until Bonstra/Haresign Architects transformed both volumes into urban-style condos.

Located in the LeDroit Park neighborhood of Washington, the Gage School is a Georgian Revival building that's one of 28 historic D.C. public schools from this era, notes architect David T. Haresign. It displays the city's typical school layout of a four-square classroom plan.

With approval from the Historic Preservation Review Board—this is Washington after all—the architects partially replaced the wood framing and replaced or restored the standing seam and slate roofs, cornice, stair, wood windows and doors, and graffiti-tagged masonry. The firm's effort was as much about new design as it was about restoration, so it also widened the connection between the two wings, added new dormers, and replaced the mechanical exhaust cupola.

The result is a project featuring 92 loft-style units with 14-foot ceilings, 12-foot historically accurate windows, and hybrid contemporary-meets-classic interiors.—*N. F. Maynard*

Grand

CATEGORY: Adaptive reuse
ENTRANT/ARCHITECT/LAND PLANNER/ INTERIOR DESIGNER: Bonstra/ Haresign Architects, Washington
BUILDER: James G. Davis Construction Corp., Rockville, Md.
DEVELOPER: Monument Realty (Urban Realty Advisors), Washington
LANDSCAPE ARCHITECT: Slater & Associates, Columbia, Md.

PHOTOS: ANICE HOACHLANDER

OBERMEYER PLACE

ASPEN, COLO.

One major measure of success for a mixed-use community is how well each of its parts blends and works together. Can you pick out the various components—the commercial uses versus residences—or do they flow seamlessly from one to another? Has there been careful attention paid to circulation routes, multiple entrances, and noise control?

By all accounts, Obermeyer Place, a $70 million, 233,821-square-foot, mixed-use project in Aspen, Colo., definitely succeeds. It combines street-level commercial property, high-end and affordable housing, and a large underground parking structure. And it has a kind of rugged beauty that's appropriate for its location, a reclaimed mining railroad yard and warehouse site along the Roaring Fork River.

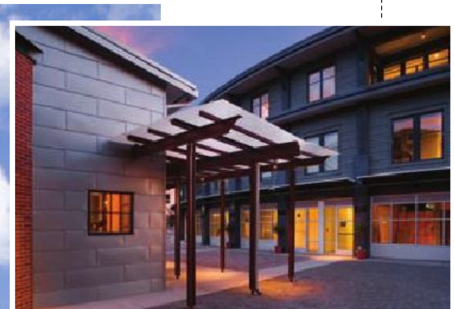
Curved pedestrian walkways connect the five buildings, which form an abstract collage of layers: traditional Aspen brick in graphic patterns, lighter lapped siding, fluid steel, zinc, and translucent Lexan.

In the tradition of great neighborhoods, Obermeyer Place both belongs to its community and distinguishes itself—quite handsomely.—*K. Stanley*

Grand

CATEGORY: Mixed-use community
ENTRANT/ARCHITECT: CCY Architects, Basalt, Colo.
BUILDER: R.A. Nelson and Associates, Avon, Colo.
DEVELOPER: Obermeyer Place Re-Development Co., Aspen, Colo.
LAND PLANNER: OTAK, Carbondale, Colo.
LANDSCAPE ARCHITECT: Design Studios West, Denver
INTERIOR DESIGNER: Associates III, Denver







PHOTOS: ROBERT MILLMAN

2008 BUILDER'S CHOICE

AUBURN, MASS.

WIK COTTAGE

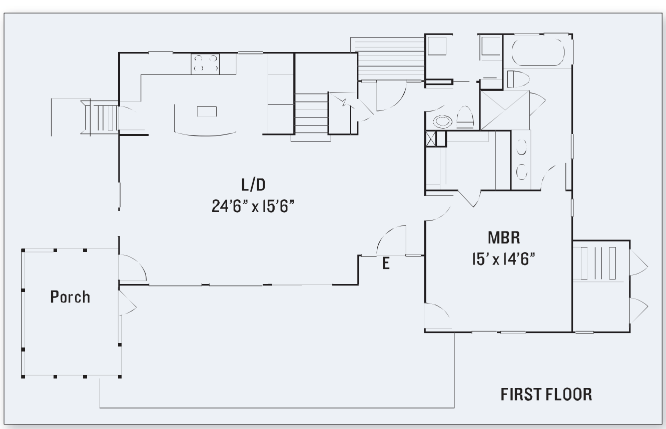
Grand

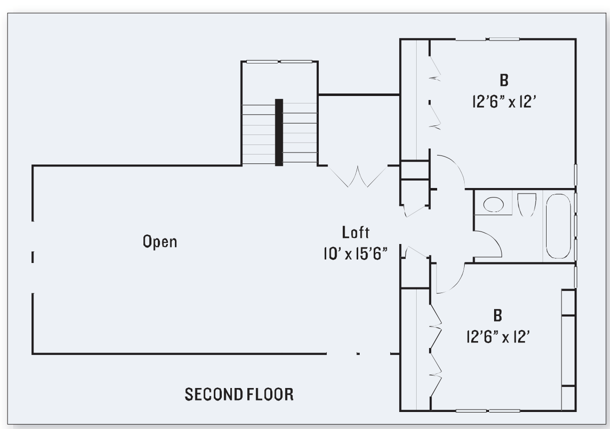
CATEGORY: Custom one-of-a-kind, less than 3,500 square feet
ENTRANT/ARCHITECT: Eck/MacNeely Architects, Boston
BUILDER: Kinsley Homes, Auburn, Mass.

Often the most powerful ideas are the simplest. That's certainly true of this lakeside cottage, which takes its cues from a shack that once stood on the land. Architect Paul MacNeely thought of the new house as an aperture through which to view the water. "There's a nice water view but it's not spectacular," MacNeely says. "We created these transparent points as a way to celebrate the best views."

At the center of the straightforward plan is a see-through entry hall. Like a break between two worlds, it separates the private bedroom volume on the quiet north side from the sunny living hall on the south. Those plan moves are also reflected in the exterior skin: board and batten on one side, clapboard on the other, and a red stain tying the two together. "I had an image of a red house in winter sitting in this white field, which is the lake," MacNeely says, "and the notion that the red house standing out would be beautiful."—*Ch. Weber*







ERIC ROTH







SAN DIEGO

ICON

THE ICON BORROWS ITS MODERN-INDUSTRIAL chic from the historic Carnation/Qualitee Dairy on the site, but bumps it up a few notches. The old building's clean, geometric façade was preserved and its interiors reconstructed as commercial space and live/work lofts. Rising above it are colorful concrete towers, stepped back from the south to capture sunlight and views. Their window walls are proportionally true to the original building, but scaled up to encompass two floors rather than one. A section of townhouses provides a variation on that theme with sawtooth roofs and corrugated metal siding—a nod to the area's warehouses. The Icon's crisp angles and graphic oversized grids are a new neighborhood landmark, and its uppermost floors offer a bird's-eye view of the Petco Park sports stadium and San Diego Bay.

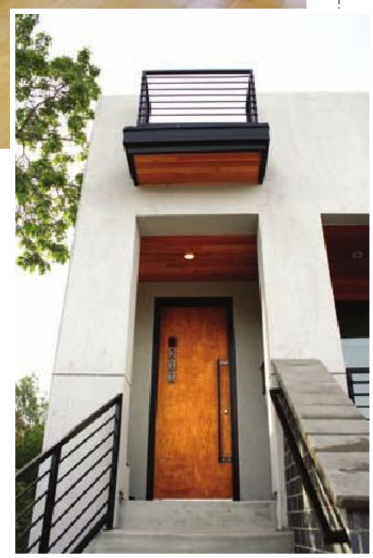
This 55,000-square-foot former brownfield now contains 327 units averaging 938 square feet, plus a 400-space underground garage. Constructed at a cost of $325 per square foot, the for-sale units range in price from $400,000 to $1.2 million.—*Ch.W.*

PHOTOS: TOBY PONNAY

Grand

CATEGORY: Condos, for sale
ENTRANT/ARCHITECT: TANNERHECHT Architecture, San Francisco
BUILDER: Ledcor Builders, San Diego
DEVELOPER: ICON LLC, Walnut Creek, Calif.
LANDSCAPE ARCHITECT: Bruce Jett Associates, Oakland, Calif.
INTERIOR DESIGNER: Rutledge Haro Design, San Diego





32ND STREET MODULAR

DENVER

WHEN BRAD TOMACEK AND HIS FAMILY outgrew their Denver loft and decided to swap it for a single-family home, the architect took the opportunity to experiment with an alternative building technique.

He purchased a narrow 25-foot-by-125-foot infill lot within walking distance to downtown, and, along with his colleagues at Studio H:T, designed a 2,750-square-foot house to be built in a factory. "It was an experiment to bring modern green design through the prefab process," says Tomacek. "It saves time and reduces material waste to just 5 percent."

The first LEED Silver–certified modular house in the state, it has a poured-in-place foundation with two boxes stacked above. "Because the site borders a commercial area, the zoning let us go a little higher than usual," Tomacek explains. "That allowed for three stories including a basement." Sliding the top box back a few feet created an upper southern deck and a covered rear entry area.

The project took just four-and-a-half months from start to finish. "We went from a foundation to a full frame structure in about five hours," says Tomacek. "It was a good experience, and now we have another tool in our toolbox."—*C. Weber*

Grand

CATEGORY: Production/Semi-custom, 2,000 to 3,000 square feet
ENTRANT/ARCHITECT: Studio H:T, Boulder, Colo.
BUILDER: Eco-Infill, Denver

PHOTOS: BRAD TOMACEK/STUDIO H:T

IRVINE, CALIF.

THE VILLAGE AT IRVINE SPECTRUM

It's a tough order to design a 1,550-unit apartment complex on 31 acres and make it feel anything less than massive. Then toss in the fact that the site is in the middle of a commercial area, bounded by large roads with cars whizzing by at 55 miles per hour.

For the architectural team at MVE & Partners, the first order of business was to give The Village at Irvine Spectrum a human scale. Four distinctive neighborhoods are clustered around a main street with retail space including coffee and juice shops, a florist, and a small market. To further enliven this pedestrian zone, resident amenities such as the leasing office, a post office, and fitness and business centers were given their own street entrances (as opposed to being accessed via building lobbies). "The design concepts revolve around making that main street an active space that is comfortable for people to be in," says principal Jeff Larsen.

Located within walking distance of light rail, jobs, and entertainment, the community packs in more than 50 units to the acre but doesn't feel dense or monotonous. Thanks to thoughtful design, each of the four districts has its own distinct look and feel.—*P. Curry* *(see page 68)*

Grand

CATEGORY: Apartment, rental
ENTRANT/ARCHITECT/LAND PLANNER: MVE & Partners, Irvine, Calif.
BUILDER: Western National, Irvine
DEVELOPER: Irvine Apartment Communities, Irvine

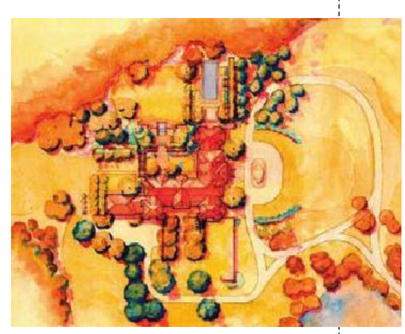


PHOTOS: BOTTOM: CRISTIAN COSTEA; INSET: STEVE PROEHL PHOTOGRAPHY

2008 BUILDER'S CHOICE



PIEDMONT FARM



HOWARD COUNTY, MD.

Getting the scale of this multigenerational retreat just right was the big challenge for architect Stephen Muse. The client was a large family of very tall people who wanted plenty of elbow room as well as room to grow. "They wanted a place that would be there forever, where the kids could eventually come back with their own families," Muse says. A secondary objective was to protect the 200-acre property—a working farm—from encroaching suburban development.

Sited on a knoll with pristine views of rolling hills, woods, and a pond, the 18,473-square-foot house settles into the landscape much as a lanky body might ease into a chair. A central hipped block containing a formal stair, living room, and dining room connects to a series of pavilions housing the plan's more casual spaces. Mansard-roofed hyphens connect each pavilion to the main block, creating the appearance of an estate that's been added onto over generations. The house is big, but it doesn't feel massive. The narrow anatomy of its appendages keeps spaces feeling comfortable (not cavernous), with the added benefits of cross-ventilation and natural lighting.



Making a statement that is both gentle and genteel, the residence also features geothermal heating and cooling, 2-pound foam insulation, reclaimed wood floors, and locally sourced fieldstone. "You can be green without looking like what most people think green needs to look like," Muse says. Especially if you build something that's meant to last forever.—*J.S.* *(see page 70)*

Grand

CATEGORY: Custom one-of-a-kind, more than 10,000 square feet
ENTRANT/ARCHITECT: Muse Architects, Bethesda, Md.
BUILDER: Horizon Builders, Crofton, Md.
LANDSCAPE ARCHITECT: Graham Landscape Architecture, Annapolis, Md.
INTERIOR DESIGNER: Carroll A. Frey Interiors, Baltimore

PHOTOS: ERIK KVALSVIK

2008 BUILDER'S CHOICE





FLORBLANCA RESERVA

SANTA TERESA, COSTA RICA

When architect William Hezmalhalch was asked to design a resort on 10 acres in the Costa Rican jungle, he pretty much had to throw out the standard list of building requirements. The client wanted a private "hang-out compound" that would be completely integrated with its tropical surroundings. That meant coming up with a sustainable design that could be built by local craftsmen, using materials that could stand up to harsh weather conditions.

Natural ventilation via sea breezes comes easily in five luxurious open-air bungalows marked by disappearing walls and adjoining open-sky bathrooms and showers. Wide open and yet utterly private, the low-slung structures are protected from the elements by green corrugated roofing with deep overhangs and connected to each other by flagstone walkways. The clubhouse, with views of the oceanfront pool and private beach, features a bar, lounge, and restaurant.

"This project was an adventure," Hezmalhalch says. "It had to be a totally integrated solution without disturbing the site, something that lived indoor/outdoor under the jungle canopy. You have to be interactive with the environment. It was completely different from what we're used to."—*P.C.* *(see page 72)*

Grand

CATEGORY: Resort or second-home community
ENTRANT/ARCHITECT/LAND PLANNER: William Hezmalhalch Architects, Santa Ana, Calif.
BUILDER/DEVELOPER: Florsheim Homes, Stockton, Calif.
LANDSCAPE ARCHITECT: The Collaborative West, San Clemente, Calif.
INTERIOR DESIGNER: A Maison Interiors, Studio City, Calif.

PHOTOS: AMERISOL MERCADEO DIGITAL/ WILLIAM HEZMALHALCH ARCHITECTS



COLUMBIA HEIGHTS

WASHINGTON, D.C.

If you drove through the Columbia Heights section of Washington 15 years ago, boarded up buildings and urban blight gave little reason to tarry. Today, restaurants, retail, grocery stores, and a restored theater cater to residents and beckon visitors from afar. The four buildings of the Columbia Heights project—Park Triangle, Kenyon Square, Victory Heights, and Highland Park—offer additional contributions to the community.

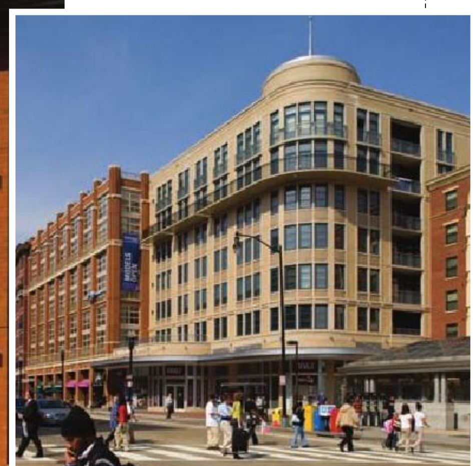
Designed by Torti Gallas and Partners, the project provides 572 market-rate and affordable residential units and much-needed retail. A wide range of units includes studios to two-bedroom apartments and double-height lofts. Rental units appealing to the urban professional skew modern, but the ownership building has the traditional feel of an established residence.

The architects sought to create a pedestrian-friendly atmosphere, so they pushed the buildings back to allow wider sidewalks and space for café seating. Moreover, they gave residents suburban-style amenities such as gym facilities, community rooms, landscaped terraces, and roof decks.—*N.F.M.* *(see page 74)*

Grand

CATEGORY: Infill community
ENTRANT/ARCHITECT: Torti Gallas and Partners, Silver Spring, Md.
BUILDERS: Hamel Builders, Elkridge, Md.; Paradigm Construction Co., Alexandria, Va.; Smoot Construction, Washington
DEVELOPERS: Victory Housing, Bethesda, Md.; Donatelli & Klein, Bethesda; Triangle Development, Washington
INTERIOR DESIGNERS: Michael Asner Associates, Baltimore; Hickok Cole Architects, Washington; Forma Design, Washington
LANDSCAPE ARCHITECTS: Tilson Landscape Co., Vienna, Va.; Parker Rodriguez, Alexandria





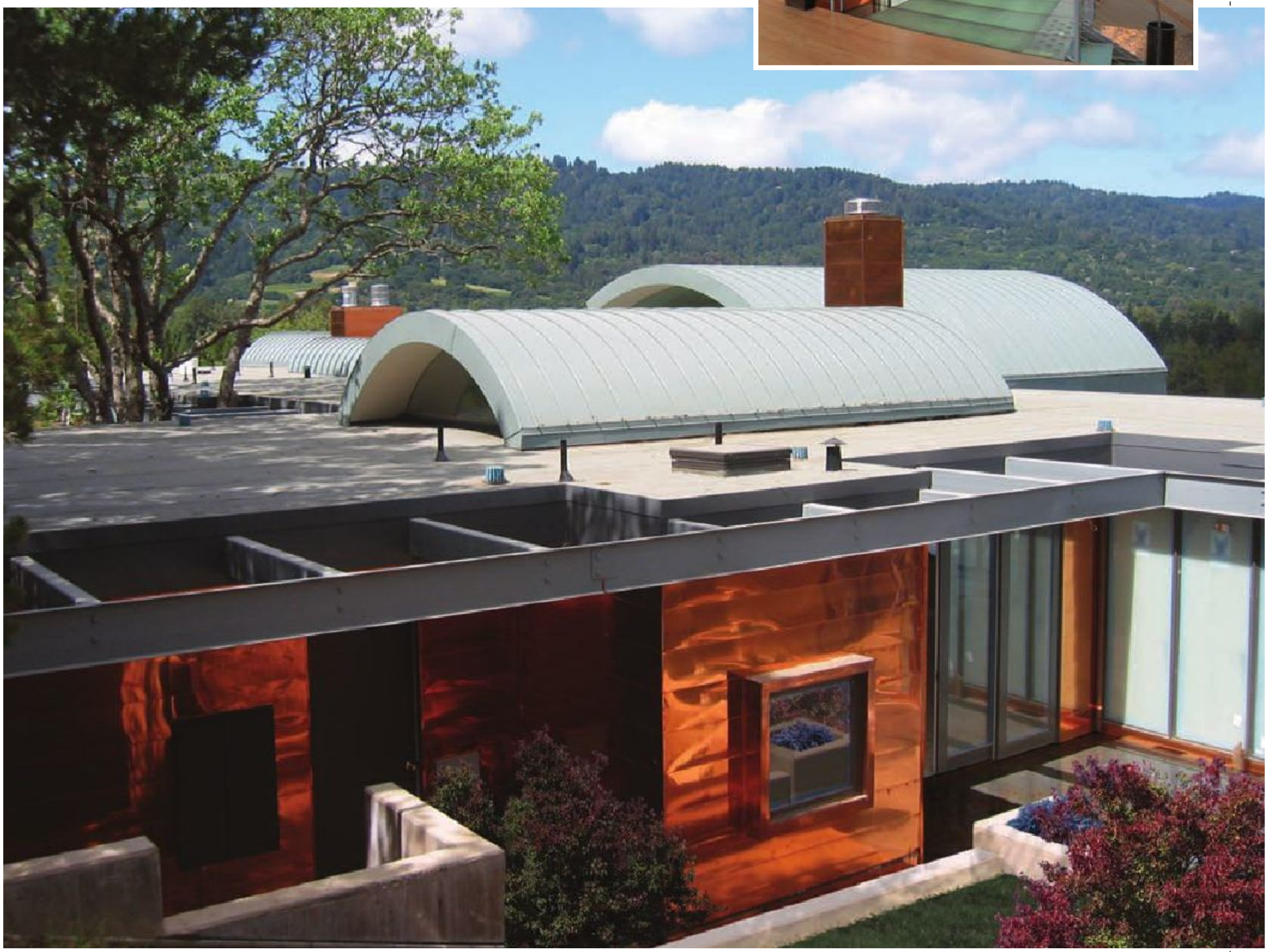
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2008 BUILDER'S CHOICE







KELLY RESIDENCE

PORTOLA VALLEY, CALIF.

Rugged terrain forces powerful structural solutions, and this home finesses both the spectacular view and its tricky site. It floats above the shifting hillside on cylindrical footings anchored in bedrock, allowing the top 3 feet of soil to slide around the poles like water under a dock. Only the toughest building materials pass muster in this fire-prone part of the country. The steel skeleton supports glazed walls and gleaming copper siding. The roof is metal and gravel with a fireproof membrane; the entry door is stainless steel, and decks are slate. "The owners wanted to open up the home to views as much as possible," says architect Arthur Dyson. Inside, their wish for transparency translates to a glass-floor foyer and staircase and a folding glass wall that exposes the valley-side elevation to the treetops. The sum of these parts is a home that at once welcomes and withstands Mother Nature.—*Ch.W.* *(see page 76)*

Grand

CATEGORY: Custom one-of-a-kind, 3,500 to 6,000 square feet
ENTRANT/ARCHITECT: Arthur Dyson and Associates, Architects, Fresno, Calif.
BUILDER: Pete Moffit Construction, Palo Alto, Calif.

PHOTOS: JASON GRAY PHOTOGRAPHY



2008 BUILDER'S CHOICE





THE CLUB AT CENTRAL PARK WEST

IRVINE, CALIF.

THIS 8,525-SQUARE-FOOT, SINGLE-STORY structure will undoubtedly become the social centerpiece of this new urban master planned community. "We wanted it to feel like a high-end resort," says project architect Robert Williams of KTGY Group. "We went for a warm contemporary look—a departure from the traditional Tuscan or Santa Barbara style."

The multi-tone Jerusalem limestone façade makes a bold statement, and a pair of massive, handmade steel entry doors open to a broad concourse area. This transitional space serves as the spine of the structure, connecting two wings. One wing houses the fitness area; the other, several multipurpose rooms that are flexible enough for town hall meetings or fancy dinner parties.

Walls of glass at the rear of the building reveal 2,500 square feet of covered patio and bar space with lounging areas and a fabulous pool with barbecue stations and private cabanas, surrounded by lush landscaping.

A barrel vault standing-seam metal roof tops off this modern masterpiece. "We needed some height," says Johnson. "So we added a tower that pops through the roofline."

At night, the glowing glass in the 40-foot-high crow's nest is visible for miles and serves as a landmark for the community and the city of Irvine.—*C.W.* *(see page 78)*

Grand

CATEGORY: Community recreation building or clubhouse
ENTRANT/ARCHITECT/LAND PLANNER: KTGY Group, Irvine, Calif.
BUILDER/DEVELOPER: Lennar Homes, Aliso Viejo, Calif.
LANDSCAPE ARCHITECT: The Collaborative West, San Clemente, Calif.
INTERIOR DESIGNER: Dianna Wong Architecture & Interiors, Los Angeles

PHOTOS: TOBY PONNAY PHOTOGRAPHY

2008 BUILDER'S CHOICE

SAN FRANCISCO

CRESCENT COVE

Grand

CATEGORY: Affordable housing
ENTRANT/ARCHITECT: David Baker + Partners, Architects, San Francisco
BUILDER: Nibbi Brothers, San Francisco
DEVELOPER: The Related Cos. of California, Irvine, Calif.
LANDSCAPE ARCHITECT: Andrea Cochran Landscape Architects, San Francisco

This sliver of land upon which 236 affordable homes are now situated could easily have been the poster child for unwanted lots. Wedged between the CalTrain commuter rail tracks and an elevated freeway, the parcel was noisy, odd-shaped, and required serious brownfield remediation.

Crescent Cove offers proof that no land is unsalvageable. Architects David Baker and Peter MacKenzie started by sketching out an arc of stacked townhomes against the curve of the train tracks, allowing the building mass itself (with sound dampening rear walls) to serve as an acoustic buffer. A local artist is already vying to use the convex side, which has no windows, as a giant canvas for a city mural.

The rest of the neighborhood is a work of art in its own right. A four-story anchor building with a double-height glass lobby establishes a straight edge along the street and then sprouts four perpendicular appendages to the rear. "The site isn't a rectangle, so we came up with the idea of buildings in the shape of a hand," Baker says. "The fingers extend out into the landscaped area to form courtyards."

Façades are activated with bright colors, rhythmic bays and recesses, clever window groupings, patios, and decks. Further texture comes by way of aluminum panels and Hardiplank siding in varying widths. And then there's the artists' signature: a custom Douglas fir entry door painted fire-engine red. "We have a guy in Oakland who builds those for us," says MacKenzie. "We have the same door on our offices."—*J.S.* *(see page 80)*







PHOTOS: TOP LEFT: STEVE PROEHL; BOTTOM LEFT AND RIGHT: BRIAN ROSE PHOTOGRAPHY



LAKE WASHINGTON RESIDENCE

SEATTLE

It takes a thick skin to withstand Seattle's nastiest weather, but this lakefront home also has a softer side. The art is in the juxtaposition of the two.

The owners weren't too sentimental about preserving the character of their original 1930s home. This gave architect Ray Johnston license to experiment with a second-story addition and a 400-square-foot bump-out of the existing footprint.

The new and improved house, with its requisite glass walls overlooking the water, does give some playful nods to what stood before. Its new roof matches the pitch of the original garage structure, albeit with a gable turned perpendicular. And the verticality that once came by way of board-and-batten siding is now carried through in a recycled steel standing-seam roof that wraps down two sides.

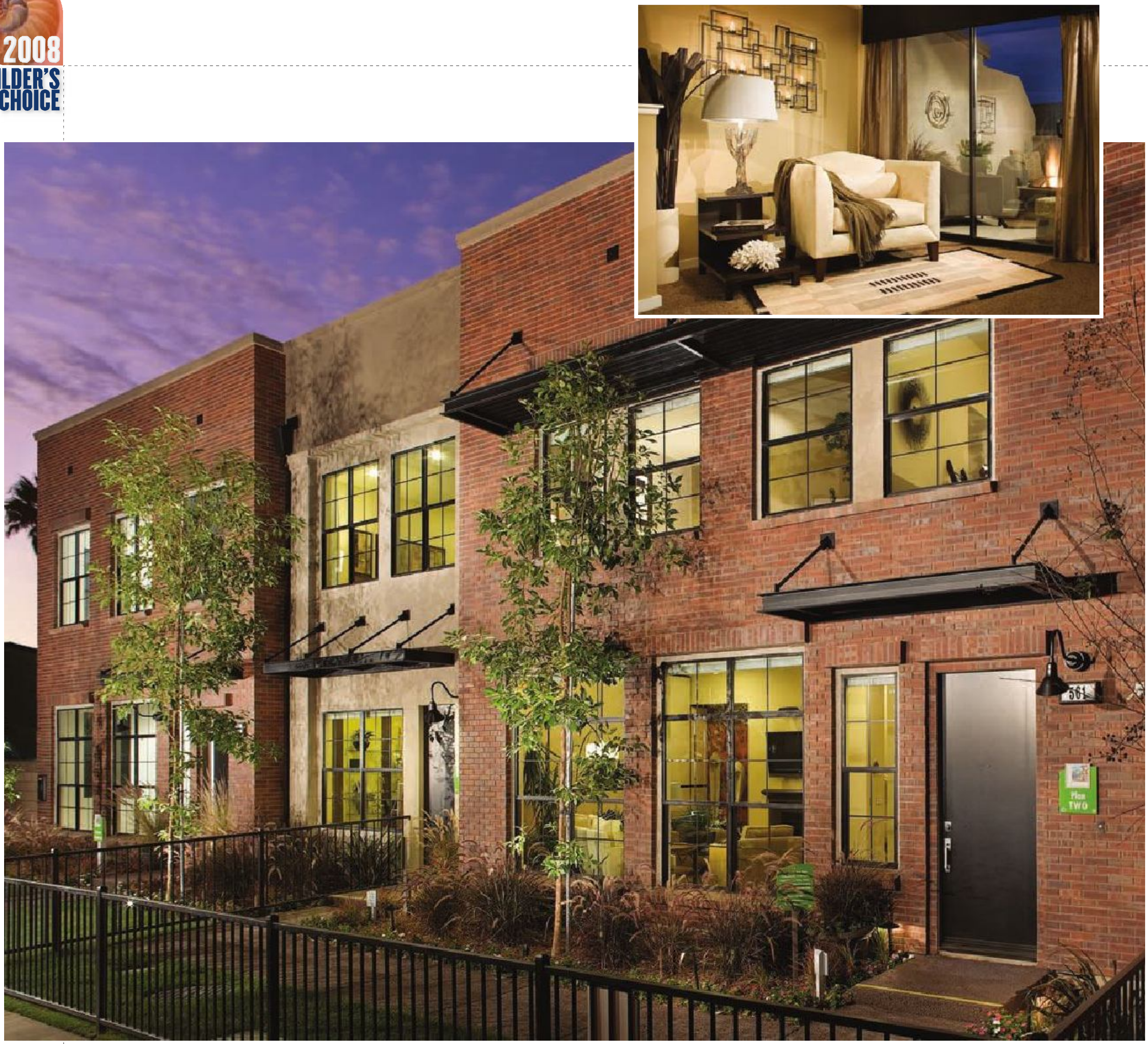
"This house is on a lake and gets a fair amount of weather, so the concept of a protective shell was appealing," says Johnston. "But we also had this idea there might be layers of skin underneath that are warmer, friendlier, and easier to build. So as you cut away the metal skin, you get wood skin [horizontal red cedar]. Most of the windows and doors are set into the wood."—*J.S.* *(see page 82)*

Grand

CATEGORY: Whole-house makeover or significant addition
ENTRANT/ARCHITECT: Johnston Architects, Seattle
BUILDER: Schuchart Dow, Seattle

PHOTOS: WILL AUSTIN PHOTOGRAPHY





DEPOT WALK

ORANGE, CALIF.

THIS 32-UNIT BROWNSTONE PROJECT WAS designed to feel like "old brick buildings," says architect William Hezmalhalch, albeit with a much smaller carbon footprint than your typical vintage warehouse.

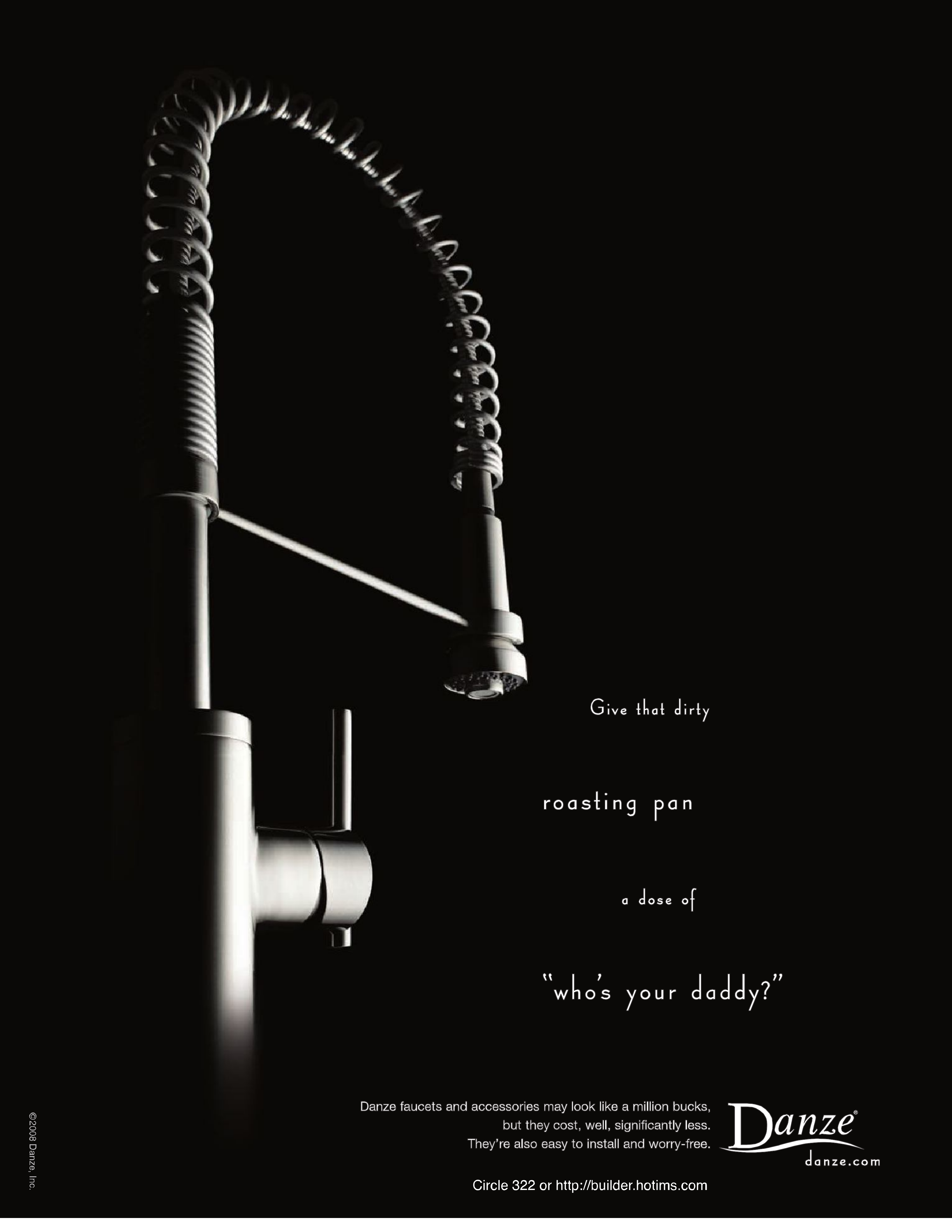
Honoring the look of nearby structures, the architecture makes liberal use of masonry and aluminum, but the LEED for Homes Silver–certified residences also draw on solar power, and the neighborhood is ultra pedestrian-friendly, located within walking distance to downtown, jobs, and public transportation. The two-story-plus mezzanine warehouse design offers a "little more contemporary focus for the urban dweller who likes the excitement of living in the city," Hezmalhalch says. The project also includes three live/work units.

Sustainable features include rooftop photovoltaic panels that provide 50 percent of each home's electricity needs, plus tankless water heaters, dual flush toilets, drought-resistant landscaping, limited use of turf, satellite-controlled irrigation systems, and permeable concrete for parking and walkways.—*P.C.* *(see page 84)*

Grand

CATEGORY: Green/Sustainable project
ENTRANT/ARCHITECT/LAND PLANNER: William Hezmalhalch Architects, Santa Ana, Calif.
BUILDER/DEVELOPER: The Olson Co., Seal Beach, Calif.
LANDSCAPE ARCHITECT: Van Atta Associates, Santa Barbara, Calif.
INTERIOR DESIGNER: Carole Eichen, Santa Ana

PHOTOS: WILL HARE


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2008 BUILDER'S CHOICE

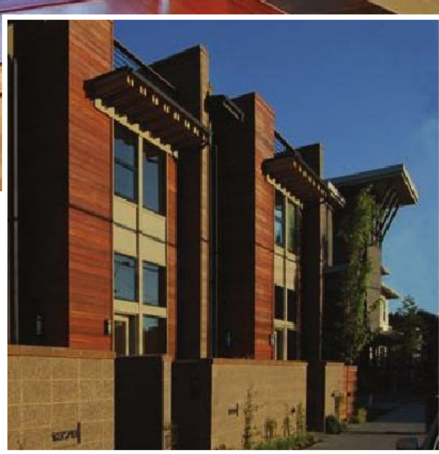
DAYS END RESIDENCES

SEATTLE

Looks can be deceiving. From the street, a collection of three townhomes on a .18-acre Seattle site has what looks like a classic three-story façade, which is in keeping with the scale of nearby commercial buildings in the Mt. Baker neighborhood. However, because the site is steep, what appears to be a three-story unit from the street is actually five stories on the view side. (And it's quite a view: downtown Seattle, Eliott Bay, and the Olympic Mountains.)

"The street level is actually the middle, with two levels below and two above," says architect Brad Conway. The bottom level houses the garage; the next includes guest bedrooms and a laundry room; the street level features the living/dining room, kitchen, and an office; the next floor is home to the master suite and another bedroom; and the top level boasts two decks and a party room. An open mahogany-and-steel stairway connects all the floors (as does an elevator). Just the ticket for empty-nesters who want plenty of room (3,500 square feet per home) and have plenty of money (each went for $1.45 million).—*K.S.* *(see page 86)*





Grand

CATEGORY: Townhouse project
ENTRANT/ARCHITECT: Stannard Conway Architects, Seattle
BUILDER/DEVELOPER: Compass Construction, Seattle

PHOTOS: MATTHEW STANNARD

2008 BUILDER'S CHOICE







THE UNION

SAN DIEGO

A DECREPIT TEXTILE MANUFACTURERS' union hall was the raw material for a sustainable building that holds two affordable live/work units and an office. The 1970s slump block structure, now smartly clad in mild steel, is joined by three new stucco-covered volumes that sprout from two adjacent parking lots. Architect Jonathan Segal designed this compound for the ultimate amenity: freedom from the grid. Built without variances or subsidies, each of the 16 units generates its own electricity with roof-mounted photovoltaics. Other green features—as easy on the eye as they are on the earth—include abundant natural light in every room and private outdoor patios that provide ventilation while dissolving indoor-outdoor boundaries. The project's scale and massing express individual ownership and blend with the surrounding buildings. Where some saw only an eyesore, Segal saw the opportunity to grandfather-in commercial use, save on demolition costs, and preserve a piece of the eclectic neighborhood.—*Ch.W.* *(see page 88)*

Grand

CATEGORY: Green/Sustainable project; **ENTRANT/ARCHITECT/BUILDER/DEVELOPER/LAND PLANNER/INTERIOR DESIGNER/LANDSCAPE ARCHITECT:** Jonathan Segal, San Diego

PHOTOS: PAUL BODY PHOTOGRAPHY


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2008 BUILDER'S CHOICE





FORT IRWIN FAMILY HOUSING

FORT IRWIN, CALIF.

Military housing, for a variety of reasons, tends toward design that offers few redeeming qualities other than providing a roof overhead for residents. But Fort Irwin Family Housing by Torti Gallas and Partners proves that the housing type can look every bit as welcoming as market-rate homes.

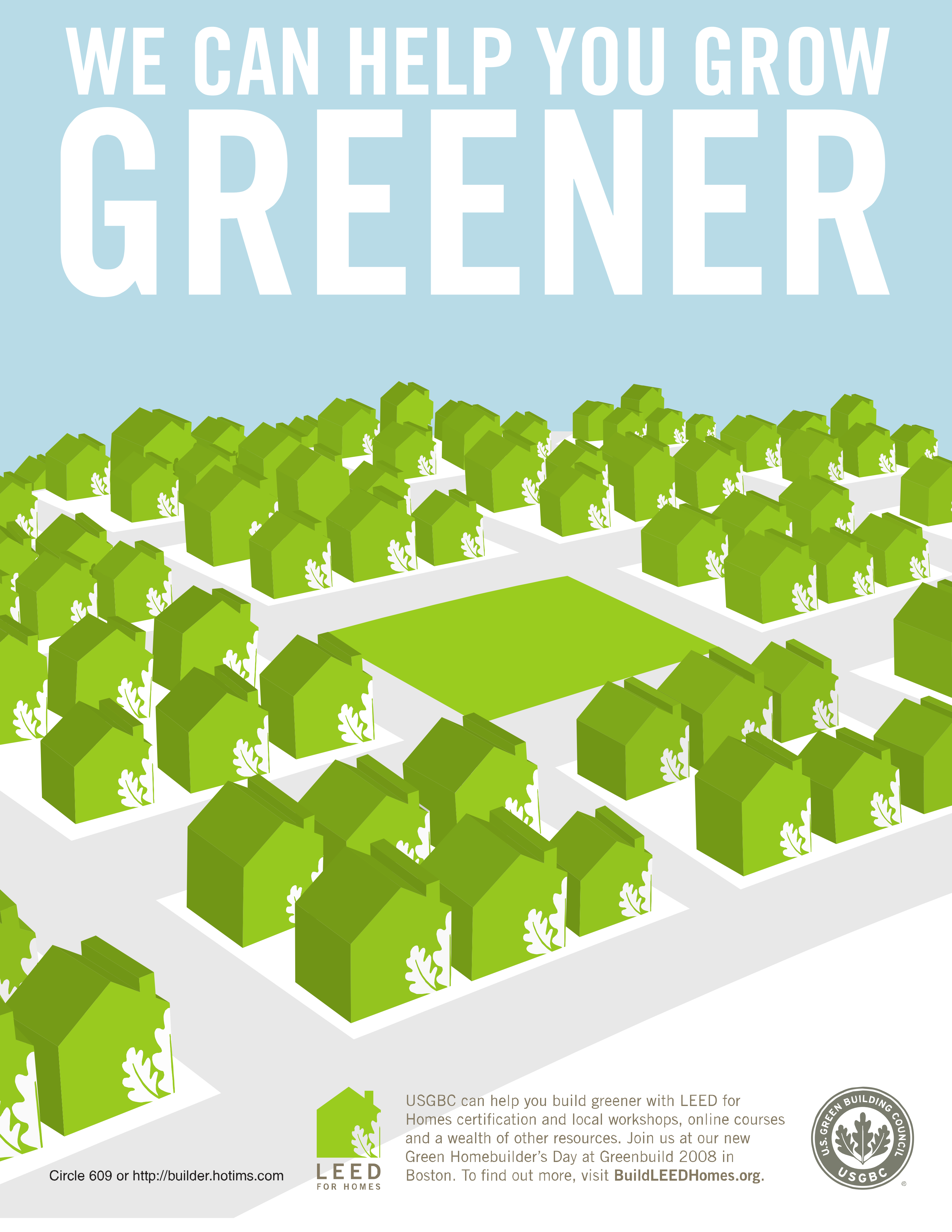
Located in the Mohave Desert, Fort Irwin consists of 915 for-rent duplex homes and yet-to-come "bachelor" one-bedroom units. The architects sited the homes to minimize heat gain and used Bermuda-style shading to further mitigate exposure. Linked greens connect the neighborhoods in the project, and an alley-loaded plan cuts down on traffic.

The Southwest-style homes are designed for their climate with such features as 2x6 exterior wall framing, high-performance windows, 30-inch roof overhangs, radiant roof sheathing, solar attic fans, and R-38 roof insulation to promote energy efficiency. Xeriscaping techniques help conserve water, while an evaporative cooling tower helps lower the temperature in the sunken courtyard by 3 degrees.—*N.F.M.* *(see page 90)*

Grand

CATEGORY: Attached/Townhouse community
ENTRANT/ARCHITECT: Torti Gallas and Partners, Silver Spring, Md.
BUILDER: Clark Realty Builders, Herndon, Va.
DEVELOPER: California Military Communities, Fort Irwin, Calif.

PHOTOS: HEDRICH BLESSING


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2008 BUILDER'S CHOICE

PRINGLE CREEK COTTAGE

SALEM, ORE.

Grand

CATEGORY: Production/Semi-custom, less than 2,000 square feet
ENTRANT/ARCHITECT: Opsis Architecture, Portland, Ore.
BUILDER: Bilyeu Homes, Salem, Ore.
DEVELOPER: Sustainable Development, Salem

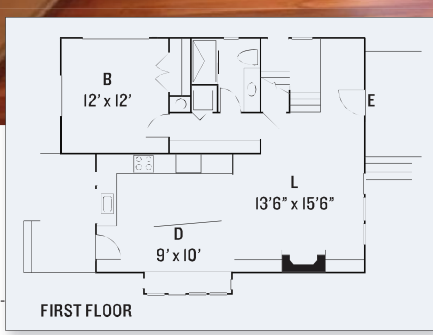
Pringle Creek Cottage, the first of 179 sustainable homes in Salem, Ore.'s Pringle Creek Community, is one of only five certified LEED Platinum homes in the country. That feat, and the fact that the home was completed within four months, doesn't strike architect James Meyer as particularly unusual.

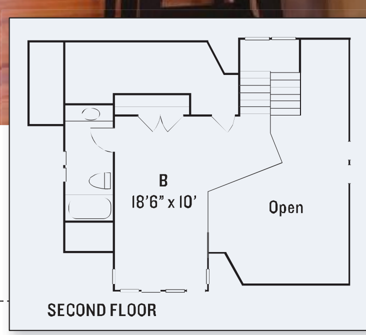
"This isn't scary stuff," says Meyer. "You can build a very green production house. Within the boundaries of that, you can decide how green you want [it to be]. But a baseline sustainability can indeed be found in a 1,400-square-foot production house."

Simple in form (and therefore easy to build and easy to insulate), the home achieves significant energy savings through natural lighting and ventilation, a geothermal heat pump system, and solar roof panels. Because every design element had the potential to affect the energy efficiency of the home, design strategies had to have multiple benefits. "There's more daylight in the house, the air is fresher, it's healthier, and it's more comfortable," says Meyer. "This is not about compromising."—*K.S.* *(see page 92)*









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2008 BUILDER'S CHOICE

THE WAREHOUSES AT UNION ROW

WASHINGTON, D.C.

THE DISTRICT OF COLUMBIA DOESN'T HAVE much of an industrial past, so the two low-lying warehouses at the corner of 14th and V streets were somewhat of an anomaly. Alleys separated the twin buildings from a perimeter of row homes, and the space between them had eroded into a no man's land. "The structures were historic, so we wanted to use them, but we needed to build more density around them," says architect Sami Kirkdil, noting the spot had become prime territory in an emerging mixed-use neighborhood.

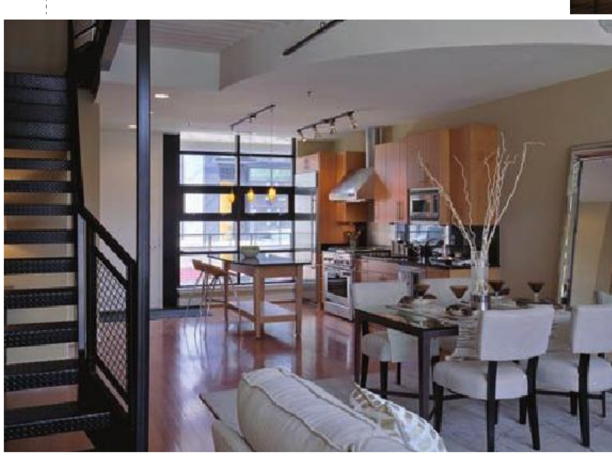
Rather than razing and rebuilding, Kirkdil's strategy was one of shrewd addition. Keeping the site's original footprint intact, the design team converted the warehouses into parallel volumes of two-story townhomes, topped them off with a layer of flats, and then tacked on a nine-story new building at one end with 30,000 square feet of ground-floor retail space. An open gallery bisecting that retail space becomes the gateway to what now reads as an urban micro-village. Its central paseo takes on a romantic quality with its attractive hardscaping and open-air canopy of third-story bridges and suspended streetlights.

There was one wrinkle in the urban fabric that ultimately proved advantageous to the site plan: The southeast corner of the block was side-swiped by a subway tunnel. "The fact that we had to use transfer beams to carry that part of the [nine-story] building actually helped us break the massing to fit the neighborhood," Kirkdil says. The building's northern half is somewhat traditional, while its southern façade sports a curved wall (to accommodate the tunnel) and lots of glass. The eclectic mix is a fitting tribute to the eclectic neighborhood.—*J.S.* *(see page 94)*

Grand

CATEGORY: Lofts
ENTRANT/ARCHITECT/INTERIOR DESIGNER: SK&I Architectural Design Group, Bethesda, Md.
BUILDER/DEVELOPER: PN Hoffman, Washington
LANDSCAPE ARCHITECT: Wiles/Mensch Corp., Reston, Va.



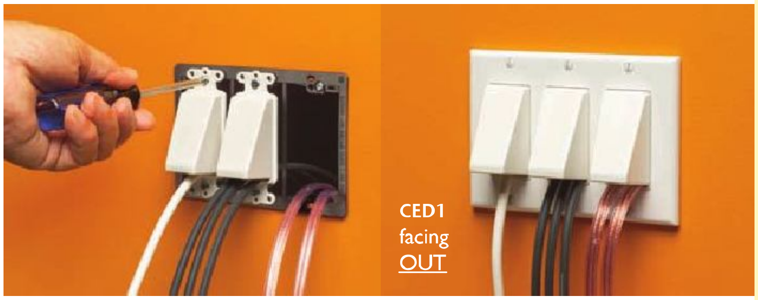


PHOTOS: LEFT: JEFFREY SAUERS; RIGHT: ©MAXWELL MACKENZIE

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2008 BUILDER'S CHOICE



CURRENT

SAN DIEGO

WHO WOULDN'T WANT TO COME HOME TO A hip boutique hotel every night? That's what the architects and developers had in mind when designing and building this luxury condominium in vibrant downtown San Diego.

From the colorful, visually stimulating lobby to the rooftop pool, this sophisticated rental building is attracting young professionals and empty-nesters with units ranging from 520-square-foot efficiencies to 1,740-square-foot townhomes, renting for $1,699 to $5,999. Situated on a zero–lot line, the 11-story building wraps the corners on two blocks and features street-level retail space alongside the row of townhomes.

Passive solar techniques keep each of the 144 units comfortable while conserving energy. Precisely placed overhangs protect the south and west elevations from intense sunlight, and operable windows allow for natural cross-ventilation. "Air conditioning is seldom used down by the water," says design director Michael Johnson. "It's great to open the windows and take advantage of the breezes."

Residents don't have to go far to find things to do, as the lifestyle amenities are built right in. The roof deck provides spectacular views of Balboa Park, and on the ground level there's a fitness facility, computer lounge, resident business office, private screening room, and even a gated pedestrian mews with a fire pit and gathering area.—*C.W.* *(see page 96)*

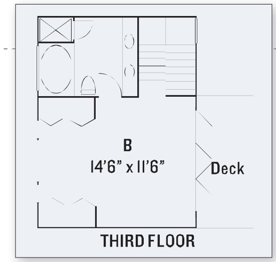
Grand

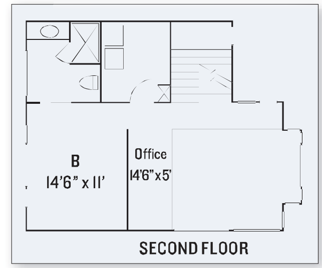
CATEGORY: Apartments, rental
ENTRANT/ARCHITECT: Carrier Johnson + CULTURE, San Diego
BUILDER/DEVELOPER: The Hanover Co., Houston
LAND PLANNER/LANDSCAPE ARCHITECT: GWH Landscape Architects, Houston
INTERIOR DESIGNERS: Carrier Johnson + CULTURE, San Diego; The Hanover Co., Houston

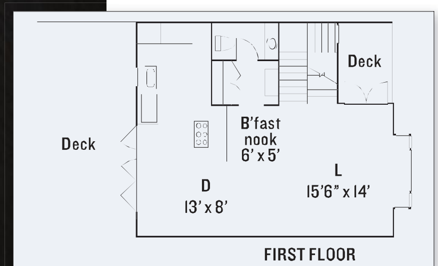
PHOTOS: JOHN DURANT PHOTOGRAPHER

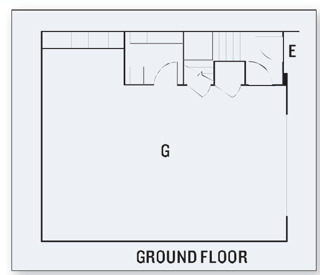
2008 BUILDER'S CHOICE











GLEN PARK RESIDENCE

SAN FRANCISCO

HOW DO YOU FIT A ROUGHLY 2,500-SQUARE-foot home on a lot measuring just over 1,000 square feet? Why, you build up, of course, which is exactly what architect Strachan Forgan did so wonderfully with this San Francisco house.

Because infill construction is mostly about the vertical, Forgan had few options. But how he resolved the issues of a tight, sloping site is no less impressive. The house consists of four levels with a basement and garage tucked into the hillside. The first floor features a double-height space that's partially cut from the ceiling above, while a projecting bay window filters in abundant natural light. Toward the rear of the house, Forgan carved into the hillside and used concrete retaining walls to create a small outdoor space, which channels even more light into the interior. Despite its modern lines, the house is energy efficient thanks to a high-performance envelope, radiant heating, dual-flush toilets, and Energy Star appliances.—*N.F.M.* *(see page 98)*

Grand

CATEGORY: Custom one-of-a-kind, less than 3,500 square feet
ENTRANT/ARCHITECT: Strachan Forgan, San Francisco
BUILDER: Bradford Construction, San Francisco

STRACHAN FORGAN


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2008 BUILDER'S CHOICE

INDIGOMODERN

TUCSON, ARIZ.



Merit and Special Focus

CATEGORIES: Production/Semi-custom, less than 2,000 square feet (merit) and special focus for house number signage
ENTRANT/ARCHITECT/LAND PLANNER/INTERIOR DESIGNER: Rob Paulus Architect, Tucson, Ariz.
BUILDER: Ollanik Construction Co., Tucson
DEVELOPER: Third Street Lofts LLC, Tucson
LANDSCAPE ARCHITECT: Chris Winters + Associates, Phoenix

Built on the site of a former mobile-home park, this ultra hip (not to mention green) 22-unit enclave sandwiches two clusters of 11 units around a central path that leads to a common parking lot. "It was an efficient use of the site, and we didn't have to build a road," says developer Randi Dorman.

Featuring dramatic 10-foot-high ceilings, concrete floors, and vast expanses of glass, each 1,800-square-foot detached home has a private yard and a balcony off the second-floor master suite. In summer, the balconies provide shade for the living areas below.

Exteriors clad with horizontal fiber-cement siding and steel with vertical standing seams are complemented by galvanized metal rainwater harvesting tanks that come standard with each home. Every unit is prewired and plumbed for solar power.

No doubt a cool addition to the desert landscape, this project's simple, striking aesthetic carries through to even the smallest details such as the custom steel house numbers, which garnered a special focus award from the judges. —*C.W.*



SEABRIDGE MARINA

OXNARD, CALIF.

Merit

CATEGORY: Community with mixed housing types
ENTRANT/ARCHITECT/LAND PLANNER: MVE & Partners, Irvine, Calif.
BUILDER/DEVELOPER: D.R. Horton, Oxnard, Calif.
LANDSCAPE ARCHITECT: MJS Design Group, Newport Beach, Calif.
INTERIOR DESIGNER: Hayes Martin Associates, Newport Beach

Architects often look to the history of an area for inspiration and contextual cues. The problem in the case of Seabridge Marina, a spot earmarked to become a 135-acre mixed-use community, was that its neighbors were mostly nondescript tract houses built in the 1960s and 1970s.

"There's nothing terrible about it," says Ken Nilmeier, principal and director of land planning for MVE & Partners. But the aesthetic certainly didn't warrant reproduction. Instead, he says, planners took the opportunity to create a distinct identity for an "underwhelmed and under-utilized existing neighborhood."

The new housing mix includes single-family detached homes, townhomes, and single-level condos, as well as live/work units (which were new to the city of Oxnard). The 695 residential units and 180,000 square feet of retail space connect seamlessly with bordering neighborhoods via connective streets and waterways. Centered around a marina and featuring extensive public spaces, this vibrant destination brings new life to the entire region.—*P.C.*

(see page 100)

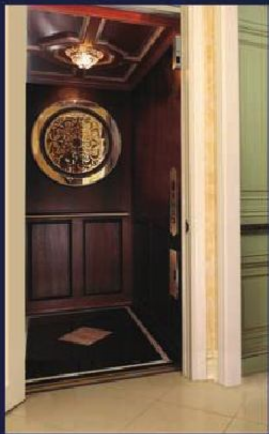




PHOTOS: TOP: BRADLEY WHEELER/ITALIAFOCUS; MIDDLE: ROSS COOPERTHWAITE/COOPERTHWAITE PHOTOGRAPHY; BOTTOM: CHRISTIAN COSTEA

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2008 BUILDER'S CHOICE





BILTMORE FOREST, N.C.

CHAUNCEY KNOLL

The architectural style of this sustainable Carolina residence defies classification, but the design is nothing if not contextual. Sited amid old-growth trees, its natural palette is a symphony of indigenous textures including cypress, yellow pine, poplar, white oak, Virginia fieldstone, and Tennessee crab orchard sandstone. "We do our best to use materials that are harvested regionally instead of bringing things from far away exotic places," says architect Rob Carlton. The result: fewer transport miles, support for the local economy, and a definitive local flavor.

Craftsmanship was locally sourced, too. Artisans from nearby Asheville created custom cabinetry as well as concrete surrounds for the home's centerpiece—a massive double-sided hearth anchoring its main living spaces.—*J.S.*

Merit

CATEGORY: Custom one-of-a-kind, 3,500 to 6,000 square feet
ENTRANT/ARCHITECT/INTERIOR DESIGNER: Carlton Architecture, Asheville, N.C.
BUILDER: Point South Construction, Asheville
DEVELOPER: Biltmore Farms, Asheville
LANDSCAPE ARCHITECT: Cloos Landscape Architecture, Horse Shoe, N.C.

WASHINGTON, D.C.

28TH STREET RESIDENCE





Divide and conquer. That's what Washington builder Tom Glass had to do with the massive, time-sensitive renovation and remodeling of a 19th-century, 8,150-square-foot house located in the heart of Georgetown, a neighborhood that is under the jurisdiction of several historic preservation boards and fine arts committees.

"We work on two tracks at the same time," says Glass. "It's really the exterior that the historic review boards are interested in, so we go ahead and apply for those reviews while we're doing demolition and structural framing on the interior. We start out with a demolition permit and then move on to a structural repair permit, where the city will allow us to do structural alterations to the interior only."

Glass had just one year to pull off this daunting project, which included construction of a new 1,536-square-foot addition, a complete renovation of the interior and exterior (all the while maintaining historic features), an innovative stair system, and five new zones of heating and cooling.—*K.S.* *(see page 102)*

Merit

CATEGORY: Whole-house makeover or significant addition
ENTRANT/BUILDER: Glass Construction, Washington
ARCHITECT: Christian Zapatka Architect, Washington

PHOTOS: TOP: TIM BURLESON; BOTTOM: JUDY DAVIS





OMAHA, NEB.

PATH CONCEPT HOME

AN ADAPTABLE FLOOR PLAN DESIGN, PREFABricated building components, and energy-efficient material selections helped this concept home in Nebraska achieve a LEED Silver rating. The architects started with an insulated concrete foundation and built the house with prefab walls and floor frames. Foam insulation, a tankless water heater, and a metal roof also contribute to energy efficiency. Other green decisions include mildew-fighting low-odor paint, wireless lighting control, and products that can be recycled at the end of their lives.—*N.F.M.*

Merit

CATEGORY: Green/Sustainable project
ENTRANT/ARCHITECT: Torti Gallas and Partners, Silver Spring, Md.
BUILDER: Brighton Construction Co., Lincoln, Neb.
DEVELOPER: Newport Partners, Davidsonville, Md.
INTERIOR DESIGNER: Patricia Gaylor, Little Falls, N.J.

SCOTTSDALE, ARIZ.

CINTAROSA RANCH AT DESERT MOUNTAIN



THE ARCHITECTS AT DTJ DESIGN REFERRED to this house as the "prow" house, because one elevation resembles the bow of a ship, plying uncharted territory. The front elevation is handsome enough with its Arizona territorial-style architecture, but it's in back that the drama truly unfurls. Rather than grading the site as a flat pad, the design team worked with builder Larry Jolly to engineer a house that absorbs grade with walls and steps, spilling down and spreading out over a desert ridge. A 27-foot span of window walls opens from the main living area to a glorious covered patio, outdoor kitchen, cascading pools, spa, fireplace, and fire ring.

The home's rugged palette of moss ledge stone, stucco, corrugated copper roof, sandblasted clay tile, and structural wood trusses was apropos for a remote parcel on the outskirts of the Desert Mountain master planned community. "The question we asked ourselves was, 'Why would people want to come all the way out here when they could live closer to the club's amenities?'" says architect Rick New. "We gave them a reason."—*J.S.* *(see page 104)*

Merit

CATEGORY: Production/Semi-custom, more than 3,000 square feet
ENTRANT/ARCHITECT/LAND PLANNER/LANDSCAPE ARCHITECT: DTJ Design, Boulder, Colo.
BUILDER: Newman Jolly Builders, Scottsdale, Ariz.
DEVELOPER: Desert Mountain Properties, Scottsdale
INTERIOR DESIGNER: Hillary Reed Interiors, Littleton, Colo.

PHOTOS: TOP: DAN MORRISON/COURTESY *FINE HOMEBUILDING MAGAZINE*; BOTTOM: ROBB WILLIAMSON


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IRVINGTON TERRACE

FREMONT, CALIF.

MVE & Partners co-founder Ernesto M. Vasquez says every architect should be required to spend some time as a planning commissioner or a county commissioner. "It reminds you that you're creating community," he says. That's the key to the success of Irvington Terrace, the affordable rental component of a mixed-use master plan community. Simple forms reduced costs, and color boosted curb appeal. An interior courtyard provides breathability and safe open spaces for children's play areas.—*P.C.*

Merit

CATEGORY: Affordable housing
ENTRANT/ARCHITECT: MVE & Partners, Irvine, Calif.
BUILDER: L&D Construction, San Jose, Calif.
DEVELOPER: Bridge Housing Corp., San Francisco
LANDSCAPE ARCHITECT: PGA Design, Oakland, Calif.
INTERIOR DESIGNER: Kallaway Design, San Rafael, Calif.





ERICKSON RESIDENCE

BEAUFORT, S.C.

Designed for comfortable livability, this efficient plan was created for a single, cost-conscious client who works from home. The 1,449-square-foot river cottage features a broad front porch and a large screened back porch that doubles as a workspace and opens onto an inviting rear courtyard.

Local vendors supplied the finishes, accessories, furniture and cabinetry for this low-country–style residence in the TND of Habersham, rendering it both authentic and economical. The homeowner, whom architect Dominick Tringali describes as "very budget-driven," was content with a detached, one-car carport designed in the same vernacular as the porch.—*P.C.* *(see page 106)*

Merit

CATEGORY: Production/Semi-custom, less than 2,000 square feet
ENTRANT/ARCHITECT: Dominick Tringali Architects, Bloomfield Hills, Mich.
BUILDER: The Noro Co., Port Royal, S.C.
LANDSCAPE ARCHITECT: Renaissance Design & Landscapes, Bluffton, S.C.
INTERIOR DESIGNER: Carolina Moon Design, Beaufort, S.C.

PHOTOS: TOP: ERIC FIGGE; BOTTOM: WARREN LIEB PRODUCTIONS

2008 BUILDER'S CHOICE

GAUT-CAMARILLO RESIDENCE

SANTA ROSA, CALIF.

Merit

CATEGORY: Green/Sustainable project
ENTRANT/ARCHITECT: Arkin Tilt Architects, Berkeley, Calif.
BUILDER: Hammond & Co./Hammond Fine Homes, Cotati, Calif.
DEVELOPER: Chris Gaut and Tiffany Camarillo, Santa Rosa, Calif.
LANDSCAPE ARCHITECT: Earth Design Group, Sebastopol, Calif.

Inspired by the agrarian buildings of Sonoma County, Calif., Arkin Tilt Architects made this house narrow to permit maximum light penetration and sited it with a full southern exposure for passive solar gain. The simple structure is topped with an energy-efficient metal roof and features cellulose insulation, solar hot water, and Forest Stewardship Council–certified framing lumber. Salvaged flooring, in-floor radiant heat, and Energy Star appliances are among its other earth-friendly items.—*N.F.M.*









WATCH HILL YACHT CLUB

WESTERLY, R.I.

It wasn't the affluent neighbors up on the hill who prompted the face lift of this venerable boat house in Narragansett Bay. It was the fire marshal, citing the 70-year-old structure for inadequate egress. "We started adding stairs, and then the whole project evolved," says architect Robert Lambert.

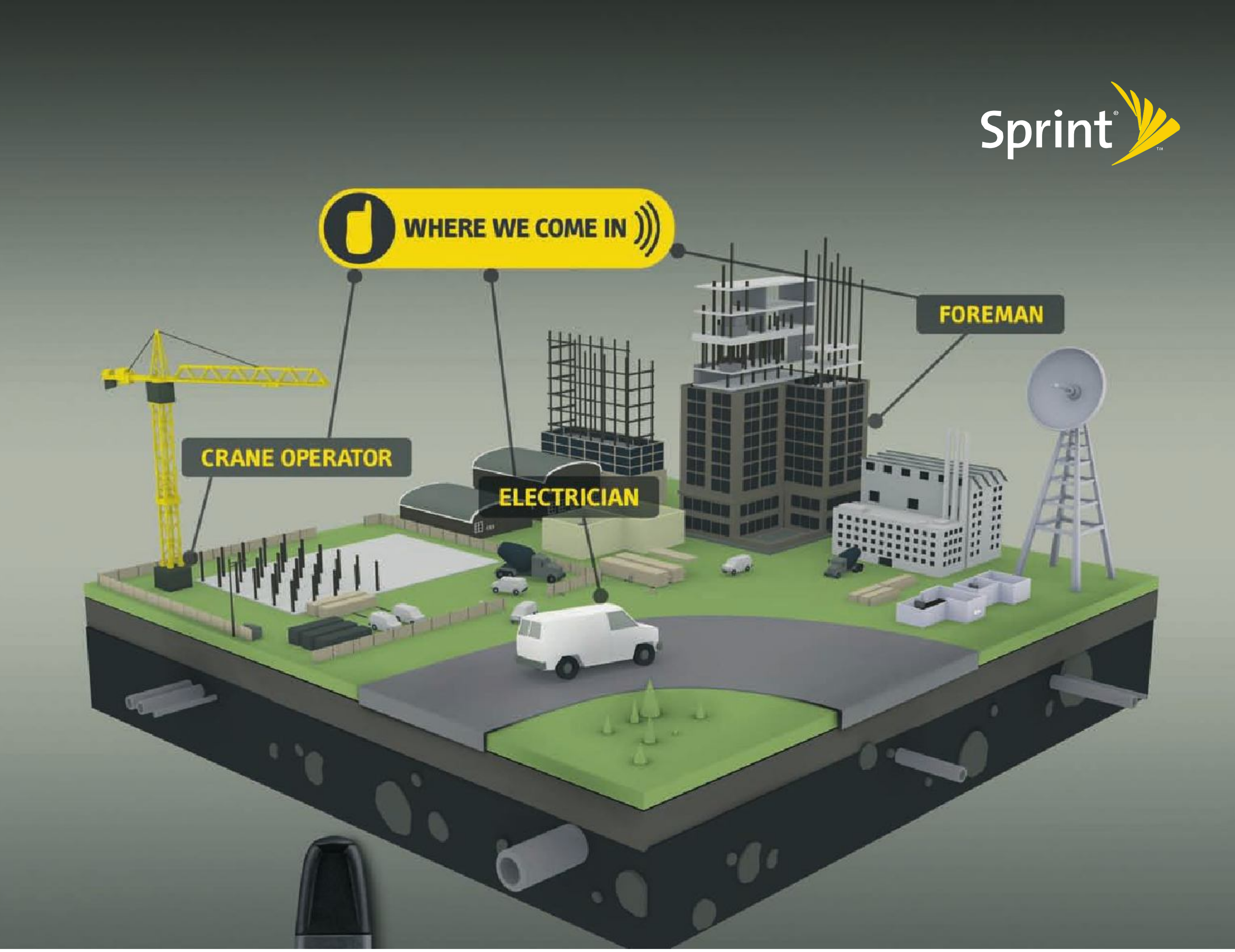
While they were at it, the design team recreated the roof geometry with vaulted timber framing to maximize panoramic harbor views. Then they refaced the building with cladding and white trim to match neighboring shingle-style homes and added Craftsman details such as rafter tails, curved brackets, and large overhangs.

The hard part, Lambert says, was that Case Construction had to work its magic during the winter, so as not to interfere with boating season. And the structure sits on piles out over the water, so much of the transformation had to be performed from above and below—via cranes extending 200 feet from the shore or prams shuttling back and forth underneath the dock. "It was brutal," he says. "Especially a couple times when the whole harbor froze over."—*J.S.* *(see page 108)*

Merit

CATEGORY: Community recreation building or clubhouse
ENTRANT/ARCHITECT: Burgin Lambert Architects, Newport, R.I.
BUILDER: Case Construction, East Providence, R.I.

PHOTOS: TOP: JIM JOHNSON STUDIO 7; BOTTOM: WARREN JAGGER



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2008 BUILDER'S CHOICE





DUPLEX REINTERPRETED

PRINCETON, N.J.

When the original duplex that sat on this lot was condemned, the architects used the opportunity to reinterpret the housing type. Sited to create a side-entrance courtyard and a backyard social space, the three-level twin houses feature wide-open living spaces, each with a central stair. Staggered elevations and alternate cladding arrangements give each home its own identity on the outside. Materials selected for both sustainability and low maintenance include insulated polycarbonate walls and zinc siding. The units were designed to receive sod roofing at a future date.—*N.F.M.*

Merit

CATEGORY: Townhouse project
ENTRANT/ARCHITECT/LAND PLANNER: RMJM Hillier, Princeton, N.J.
BUILDER: Linden Oak Builders, Robbinsville, N.J.
DEVELOPER: Hillier Properties, Princeton





INDEPENDENCE RETREAT

ASPEN, COLO.

The site for this 6,614-square-foot custom home has stunning views in two directions. Not wanting them to go to waste, architect Charles Cunniffe put the plan's public spaces on the top floor. The master bedroom on the first level opens to a gracious rear loggia.

The design combines the client's contemporary, experimental tastes with the rugged, natural materials of the region. "With the heavy weather, you want the house to feel structurally sound, yet at the same time be completely open to views and light," Cunniffe says.—*P.C.* *(see page 112)*

Merit

CATEGORY: Custom one-of-a-kind, 3,500 square feet to 10,000 square feet
ENTRANT/ARCHITECT/LAND PLANNER/INTERIOR DESIGNER: Charles Cunniffe Architects, Aspen, Colo.
BUILDER: John Olson Builders, Aspen
DEVELOPER: Apex Capital, Orinda, Calif.
LANDSCAPE ARCHITECT: Christie Jensen, Carbondale, Colo.

PHOTOS: TOP: THOMAS H. KIEREN; BOTTOM: DAVID O. MARLOW


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2008 BUILDER'S CHOICE

WASHINGTON, D.C.

Q14 CONDOMINIUMS

Q14 Condominiums has a decidedly modern mien, but it fits the scale and proportions of the commercial buildings on one adjacent street and the traditional row houses on another. Located along the rapidly changing 14th Street corridor in the nation's capital, the building consists of two interlocking forms that pinwheel around a taller volume. Multilevel bays allow floor-to-ceiling glass, which brings maximum light to the open-plan, modern interiors. Each unit also offers much-appreciated private balconies with mahogany and steel trellises for shading.—*N.F.M.*





Merit

CATEGORY: Infill project involving a single housing type
ENTRANT/ARCHITECT/INTERIOR DESIGNER: Bonstra/Haresign ARCHITECTS, Washington
BUILDER: Monarc Construction, Falls Church, Va.
DEVELOPER: CRES, Washington

BEAVERCREEK, OHIO

GILBERT COURT AT THE GREENE

This 135-unit building is the crown jewel in a larger plan to bring urban living to a rapidly growing county outside Dayton, Ohio. The building blends residential and retail space (on the first level) in a design that incorporates a concrete podium topped with wood-frame construction. With an eye toward flexibility, the architects inserted internal mechanical shafts through the residential units to allow for future restaurant locations within the retail spaces. Private themed courtyards on the ground floor offer outdoor spaces.—*N.F.M.* *(see page 114)*





Merit

CATEGORY: Mixed-use community
ENTRANT/DESIGN ARCHITECT: Torti Gallas and Partners, Silver Spring, Md.
ARCHITECT OF RECORD: Meacham and Apel Architects, Dublin, Ohio
BUILDER: Messer Construction Co., Dayton, Ohio
DEVELOPER: Steiner and Associates, Columbus, Ohio

PHOTOS: TOP: ©MAXWELL MACKENZIE; BOTTOM: HEDRICH BLESSING

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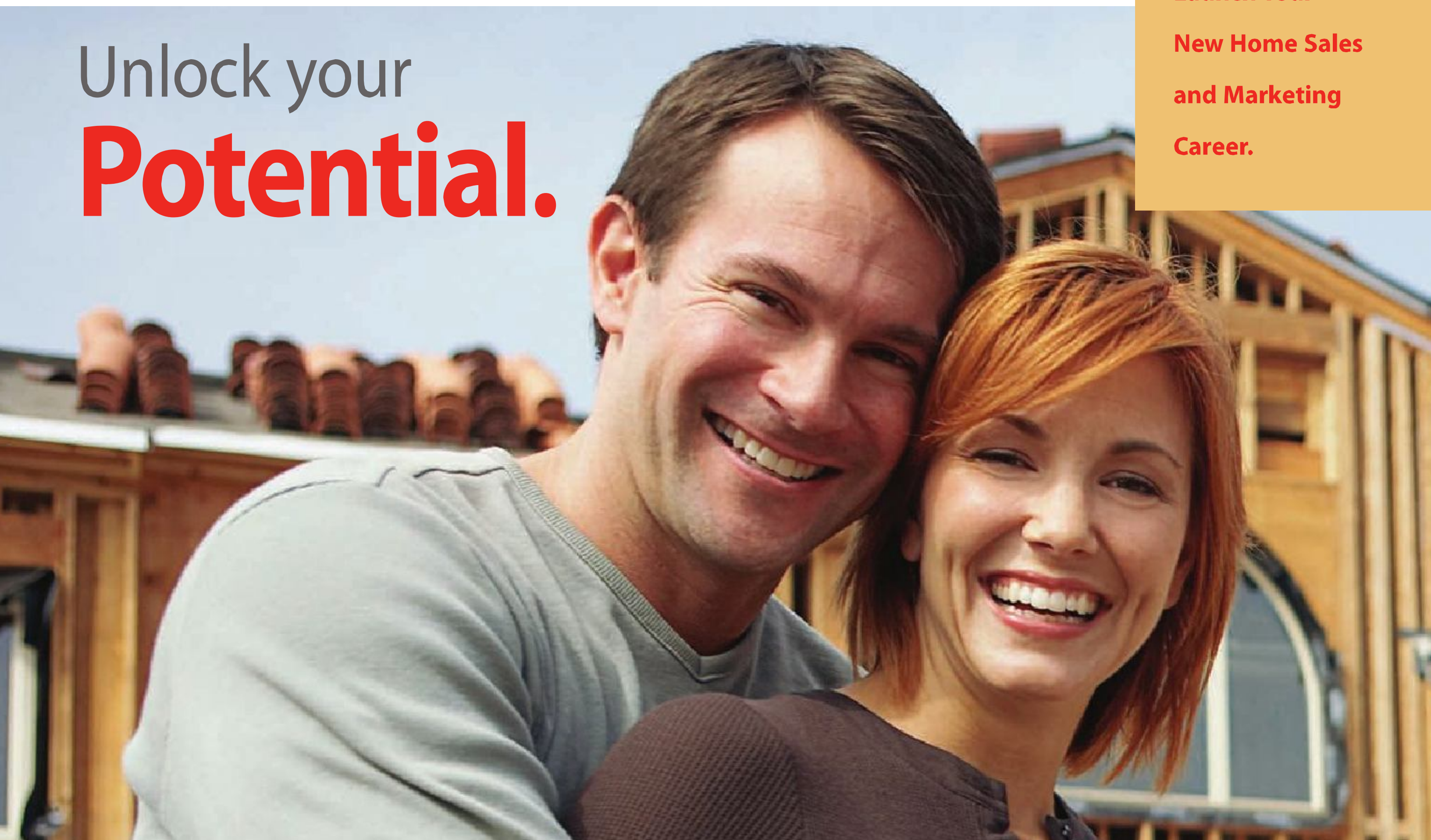
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Merit

CATEGORY: Custom one-of-a-kind, less than 3,500 square feet
ENTRANT/ARCHITECT: MINARC, Santa Monica, Calif.
BUILDER: Lannen Construction, Los Angeles



LOS ANGELES

GREENFIELD RESIDENCE

This modern treasure sits on the same sort of generic 50-foot lot that has been the bread and butter of L.A. neighborhoods for more than half a century. But beyond that, there's little about it that's routine.

Architects Erla Dogg Ingjaldsdottir and Tryggvi Thorsteinsson went green to the core, specifying foam insulation, radiant-heat concrete flooring, exterior panels made with 30 percent recycled content, and proper orientation for passive solar and ventilation.

Built with "materials in their most organic form," the house includes no chemicals, carpets, tiles, or paint. But it doesn't feel stark thanks to some playful, clever turns. Among them: a kitchen island (with built-in seating) made out of recycled tires and wrapped in orange Corian; floating blue silicon stair treads; recycled rubber bathroom sinks; built-in bookshelves that double as staircase railings; and a steel-framed window seat with magnetic cushions that can be adjusted for bodies of different sizes. Who said green couldn't be fun?—*J.S.*

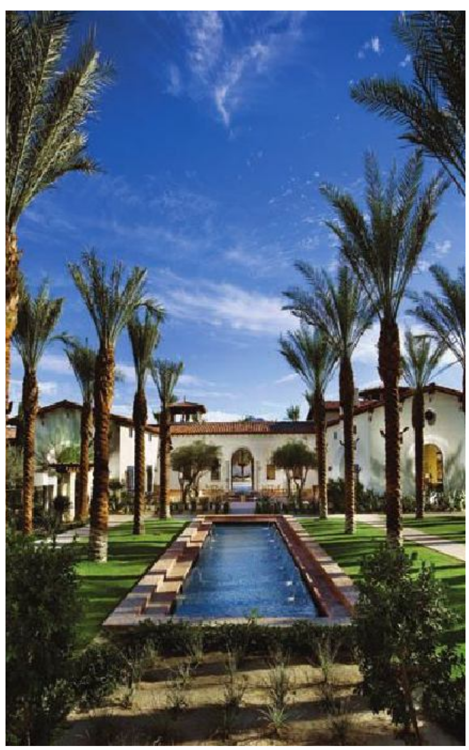
LA QUINTA, CALIF.

LA QUINTA DESERT VILLAS RESORT

Drawing on the famed La Quinta Resort for inspiration, architect William Hezmalhalch designed this 11,821-square-foot clubhouse to be an iconic building. "I wanted something that felt like it had been there over the years," he says.

Since the location doesn't offer golf or tennis, the clubhouse is a crucial part of the amenities. "The sense of discovery with the space was key," Hezmalhalch says. "You can walk from the various units conveniently through paseos and greenways. The pedestrian experience *is* an amenity."—*P.C.* *(see page 116)*





Merit

CATEGORY: Community recreation building or clubhouse
ENTRANT/ARCHITECT/LAND PLANNER: William Hezmalhalch Architects, Santa Ana, Calif.
BUILDER/DEVELOPER: Sabrina Taggart, Palm Desert, Calif.
LANDSCAPE ARCHITECTS: The Collaborative West, San Clemente, Calif., and Forrest K. Haag Inc., Laguna Beach, Calif.
INTERIOR DESIGNER: Impact Interiors, Tustin, Calif.

PHOTOS: TOP: COURTESY MINARC; BOTTOM: ERIC FIGGE

2008 BUILDER'S CHOICE

OAKWOOD SHORES

CHICAGO

Merit

CATEGORY: Affordable housing community
ENTRANT/ARCHITECT/LAND PLANNER: FitzGerald Associates Architects, Chicago
BUILDERS: Linn-Mathes Construction, Chicago; Skender/Rite Way, Chicago
DEVELOPERS: The Community Builders, Chicago; Granite Development, Chicago
LANDSCAPE ARCHITECT: Bauer Latoza Studio, Chicago

DIVERSITY IS A CRITICAL INGREDIENT IN urban revitalization, and this 35-acre infill project has it built in. Working in partnership with the Chicago Housing Authority, ward alderman, city agencies, and various community groups, FitzGerald Associates Architects replaced a series of derelict public housing buildings with a mix of low-income, affordable (income qualified), and market-rate homes (both rental and for-sale) in a variety of building types including six- and nine-flat multifamily structures, townhouses, row homes, and single-family dwellings. Brick masonry, parapet walls, and arched windows and doors reference the architecture of adjacent neighborhoods, and a restored street grid connects the various communities, transforming the whole area into a series of integrated blocks with pedestrian-friendly streets. An existing avenue widened into a landscaped boulevard now links two parks, and a third park is in the works.—*J.S.*





ROCK CREEK RESIDENCE

WASHINGTON, D.C.

Merit

CATEGORY: Whole-house makeover or significant addition
ENTRANT/ARCHITECT: Muse Architects, Bethesda, Md.
BUILDER: Horizon Builders, Crofton, Md.
LANDSCAPE ARCHITECT: Jordan Honeyman Landscape Architecture, Washington

THE PROBLEM WITH THE ENTRY SEQUENCE to this house at the end of a long driveway on a dead-end street was that it created a dead-end feeling, rather than a sense of arrival. To soften the progression, Muse Architects carved out an entry court (thus shortening the driveway effect) and added a loggia to the front elevation. The loggia provides an extra layer between car and house, not to mention a covered walkway to the front door.

The remodel also included the addition of a lower-level conservatory, an overhaul of the entry foyer to bring in more light, and a general reallocation of windows and walls to make the most of the home's wooded views. As a counterbalance to the shady lot, interiors were lightened (and thereby primed to show off the owner's art collection) with white paint, bleached white oak floors, and a raised monitor of skylights. Dark metal window frames were swapped out and replaced with light brushed aluminum frames.—*J.S.* *(see page 118)*





PHOTOS: TOP: COURTESY FITZGERALD ASSOCIATES ARCHITECTS; BOTTOM: ROBERT C. LAUTMAN

2008 BUILDER'S CHOICE





SANTA MONICA, CALIF.

BERKELEY PLACE FAMILY HOUSING

Berkeley Place is the antithesis of what low-income housing used to be. Plugged into a major street corner in Santa Monica, its extroverted architecture relates to everything around it, rather than turning insular. Units facing west toward a commercial block feature walk-up stoops reminiscent of traditional urban row housing (albeit with a decidedly contemporary California twist), while the project's eastern edge shows sensitivity to an adjacent residential area by outfitting ground-floor units with large patios. The project shows equal respect for the planet, with sustainable features including a dry well to reduce stormwater runoff, an oil/water separator, low-VOC paints and carpets, and energy-efficient appliances. The roofs are primed for future solar panels.—*J.S.*

Merit

CATEGORY: Affordable housing
ENTRANT/ARCHITECT/INTERIOR DESIGNER: DE Architects, Santa Monica, Calif.
BUILDER: Ruiz Brothers Construction Co., City of Commerce, Calif.
DEVELOPER: Community Corp. of Santa Monica, Santa Monica
LANDSCAPE ARCHITECT: Wynn Landscape Architects, Topanga, Calif.

CAMPBELL, CALIF.

PARK TOWN PLACE

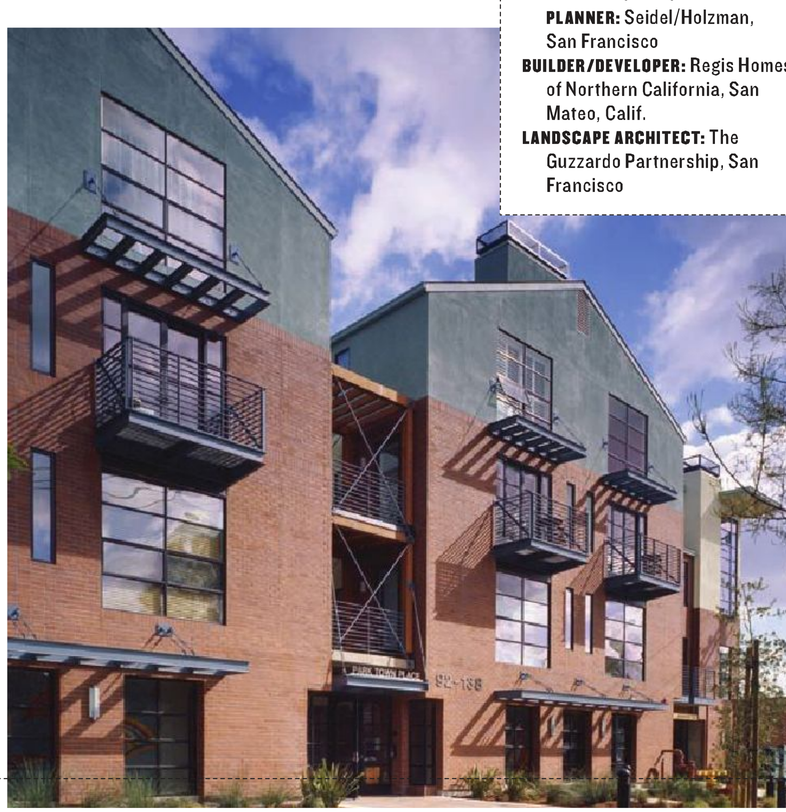
Infill housing in a historic area should respect local tradition, but that doesn't mean it can't look fresh. Park Town Place sure does. Its brick masonry and metal canopies defer to an adjacent block of vintage warehouses; but inside, the condo units are all air and light thanks to double-height factory windows and natural cross-ventilation.

Located within walking distance of downtown Campbell and a new light-rail line that feeds into Silicon Valley, this intimate little project (24 units total) is bookended by two public parks, bisected by a pedestrian paseo, and bordered by commercial structures. It's a lovely blend of old and new urbanism.—*J.S.* *(see page 120)*

Merit

CATEGORY: Condos, for sale
ENTRANT/ARCHITECT/LAND PLANNER: Seidel/Holzman, San Francisco
BUILDER/DEVELOPER: Regis Homes of Northern California, San Mateo, Calif.
LANDSCAPE ARCHITECT: The Guzzardo Partnership, San Francisco





PHOTOS: TOP: MARK HUDDLESTON; BOTTOM: ©TODD PHOTOGRAPHY


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2008 BUILDER'S CHOICE





ALEXANDRIA, VA.

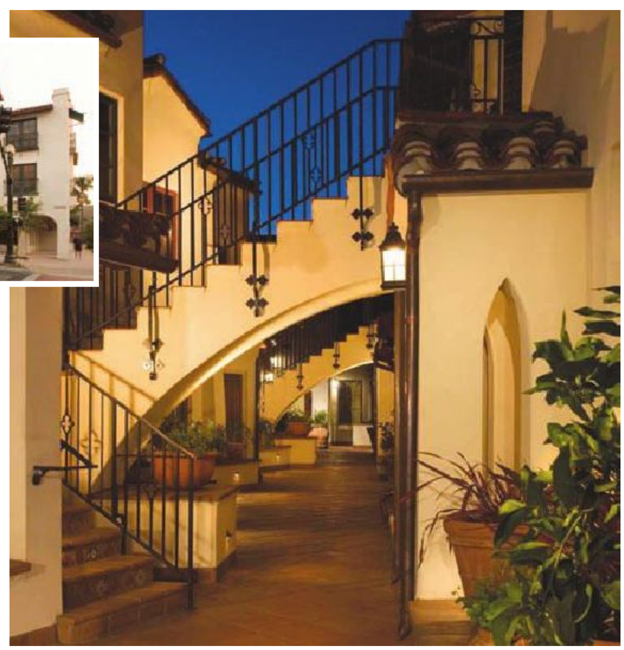
POST CARLYLE

As part of a large infill master plan just blocks from the heart of Old Town Alexandria, Va., Post Carlyle Square brings higher density to an area in which colonial row homes are the predominant housing type. But architect Sami Kirkdil knew that a boost in density needed to be handled delicately and that scale needed to be introduced gradually. Rather than butting a high-rise complex flush against the sidewalk, the site's south edge is lined with a U-shaped stretch of four-story loft condos that work their way back toward a 12-story rental apartment building on the other end of a common central courtyard. The massing of the large structure is further broken down at the 10th floor, where it steps back so as not to overpower the other buildings on the block. Master plan guidelines mandated somewhat conservative masonry façades, but the interiors are fresh and contemporary.—*J.S.*

Merit

CATEGORY: Apartments, rental
ENTRANT/ARCHITECT/INTERIOR DESIGNER: SK&I Architectural Design Group, Bethesda, Md.
BUILDER: S.E. Foster, Arlington, Va.
DEVELOPER: Post Properties, Vienna, Va.
LANDSCAPE ARCHITECT: Lee + Papa and Associates, Washington





SANTA BARBARA, CALIF.

PASEO CHAPALA

The 29 townhomes and flats, including eight affordable units, at Paseo Chapala lay at the heart of a revitalization effort in Santa Barbara. The project replaced a dilapidated apartment building and a number of shed structures with what architect Detlev Peikert describes as "a medieval Spanish village with paseos and courtyards." Residences neatly perched on top of ground-level parking and commercial space are literally across the street from theaters and restaurants and a block from a grocery store.—*P.C.* *(see page 122)*

Merit

CATEGORY: Infill community
ENTRANT/ARCHITECT/LAND PLANNER: Peikert Group Architects, Santa Barbara, Calif.
BUILDER: Trabucco Construction, Santa Barbara
DEVELOPER: Bermant Homes, Santa Barbara
LANDSCAPE ARCHITECT: The Office of Katie O'Reilly Rogers Landscaping, Santa Barbara
INTERIOR DESIGNER: Che Bella Designs, Santa Barbara

PHOTOS: TOP LEFT: ALLEN RUSS; TOP RIGHT: JEFFREY SAUERS; BOTTOM: TYSON FRIESTAD PHOTOGRAPHY

2008
BUILDER'S
CHOICE





TRAPPER'S CABINS AT PROMONTORY

PARK CITY, UTAH

MEN WHO ARE SECOND-HOME SHOPPING OFten fall in love with the golf course first and then settle on a house. When builder Scott Edmunds partnered with DTJ Design on the concept for Trapper's Cabins, the goal was to have things the other way around. "Scott wanted to design a house the guys would get excited about," says architect Rick New—something that would evoke a visceral reaction best described as "growly."

With their chinked siding, stone masonry, heavy timber columns, and reclaimed wood (pulled from old barns and trestle bridges), the cabins deliver. Landscaped with wilderness out front and manicured links in the back, the modest-sized homes are clustered around open space "camps" to evoke the feeling of old hunting settlements.

The Colter model, being the largest of three plans, feels like a luxury lodge on the inside but has the simplest elevation on the outside. "It's 60 feet wide, so we didn't want it to overpower the other homes," New says. "Plus, we thought if we did too much it would start to not look like a cabin."—*J.S.*

Merit

CATEGORY: Production/Semi-custom, 2,000 to 3,000 square feet
ENTRANT/ARCHITECT/LAND PLANNER/LANDSCAPE ARCHITECT: DTJ Design, Boulder, Colo.
BUILDER: CSE and Associates, Scottsdale, Ariz.
DEVELOPER: Pivotal Group, Park City, Utah
INTERIOR DESIGNER: Hillary Reed Interiors, Littleton, Colo.





LAGUNA COURT

SANTA BARBARA, CALIF.

THE CHARM OF THIS PEDESTRIAN-ORIENTED, 18-unit bungalow court belies its controversial history. Neighbors and government agencies opposed the original plan for a Spanish elevation and insisted that three Craftsman-style homes on the site be preserved and restored. "In and of themselves, they were not historic, but they were part of a neighborhood fabric with historic character," architect Detlev Peikert says.

The resulting site plan seamlessly integrates new townhomes with the incumbent single-family homes. It also makes the most of a steep slope, incorporating elevated walkways and exploiting the grade change to hide a motor court. A historic drainage course was rehabilitated for use as a bioswale.—*P.C.* *(see page 124)*

Merit

CATEGORY: Infill project involving a single housing type
ENTRANT/ARCHITECT: Peikert Group Architects, Santa Barbara, Calif.
BUILDER/DEVELOPER: Capital Pacific Homes, Santa Barbara

PHOTOS: TOP: MARK BOISCLAIR; BOTTOM: MAGNUS STARK



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2008 BUILDER'S CHOICE



Special Focus

CATEGORY: Kitchen
ENTRANT/ARCHITECT: IS&L Architecture Studio, Fair Lawn, N.J.
BUILDER: Homeowner acted as general contractor



HUNTERDON COUNTY, N.J.

HUNTERDON KITCHEN

The design of this New Jersey kitchen dated back to the early 1980s and thus had passed its expiration date. To give the homeowners the open living area they wanted, the design team started fresh, gutting the space and the adjoining hallway, pantry, powder room, home office, sunroom, breakfast room, and dining room. White and lacquered wood cabinets provide contrast. Frosted glass pocket doors, a strip of windows, and stainless steel countertops promote light while teak flooring adds warmth.—*N.F.M.*

Special Focus

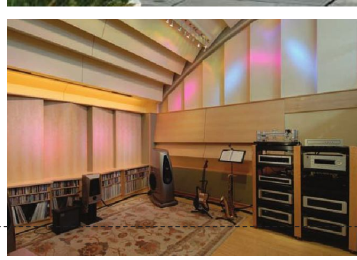
CATEGORY: Outbuilding
ENTRANT/ARCHITECT/LAND PLANNER: Incite Architecture, Lexington, Mass.
BUILDER: Welch & Co., Rockport, Mass.
LANDSCAPE ARCHITECT: Victoria Hibbard, Belmont, Mass.



CONCORD, MASS.

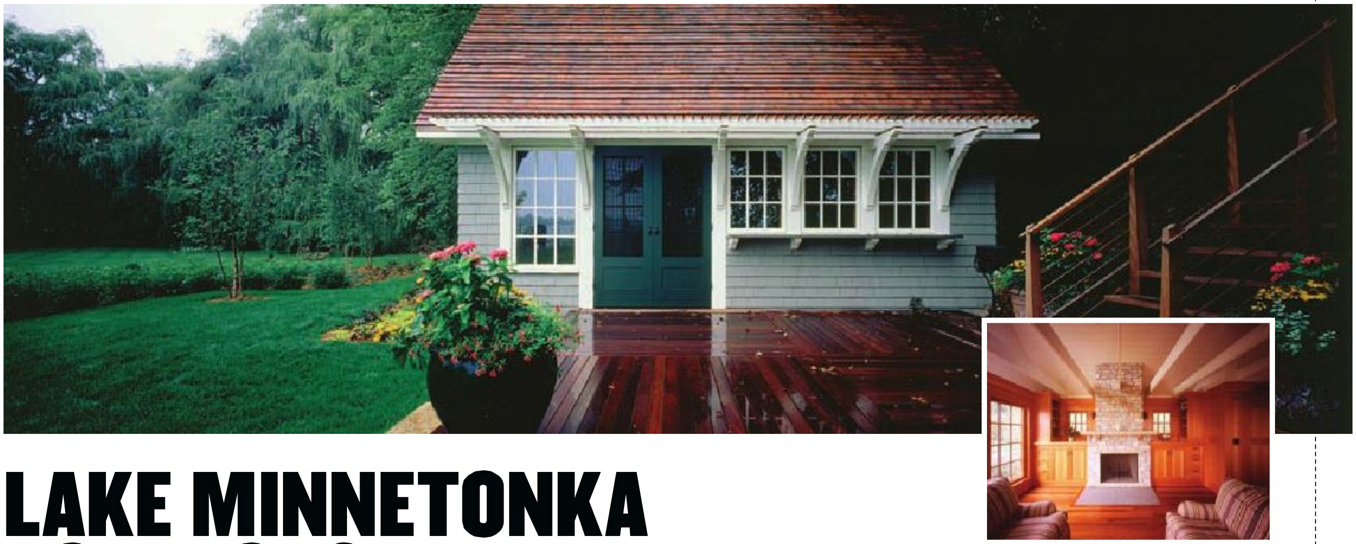
DIXON SOUND STUDIO

A composer's craving for space in which to write and listen to music was the starting point for this 653-square-foot hideaway dug into a hillside just behind his home. Architect Bill Hubner added a kitchenette, bath, and loft to make the studio more versatile (it doubles as a guest suite and a home theater) and to bring in natural light. "It's very, very efficient," Hubner says. "You could spend a few days living there and feel very comfortable."—*P.C.* *(see page 126)*



PHOTOS: TOP: PETER RYMWID; BOTTOM: L. BARRY HETHERINGTON

2008 BUILDER'S CHOICE



ORONO, MINN.

LAKE MINNETONKA BOATHOUSE

Faced with zoning restrictions that prohibited the removal or expansion of an existing boathouse, Albertsson Hansen Architecture remodeled the structure in the spirit of an English cottage. The firm breathed new life into the building with wood roof shingles and replacement windows and doors. Refurbished in a traditional style but with contemporary Scandinavian overtones, the building retains its existing footprint, although the architects managed to add a half bath, kitchenette, and wood fireplace. A teak deck and a garden offer outdoor living spaces.—*N.F.M.*

Special Focus

CATEGORY: Outbuilding
ENTRANT/ARCHITECT: Albertsson Hansen Architecture, Minneapolis
BUILDER: Artisan Builders, Minneapolis
INTERIOR DESIGNER: Pisa Design, Minneapolis
LANDSCAPE ARCHITECT: Close Landscape Architecture, Minneapolis

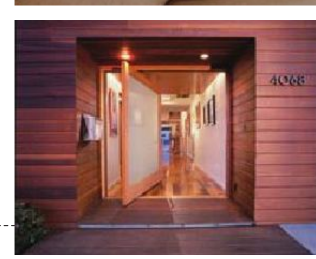
LOS ANGELES

ROCK LIVING

A massive, swiveling glass front door offers the first clue that this is no ordinary house, despite its otherwise traditional, dormered façade. Inside, the space opens up to reveal a light-splashed communal zone with skylights and 12-foot ceilings—which, in turn, spills back out onto a sleek poolside cooking and entertainment area of ipe decking complete with a barbeque and pizza oven. In the Southern California climate, it's not exactly clear when you're inside and when you're not. And that's the idea.—*J.S.*

(see page 128)

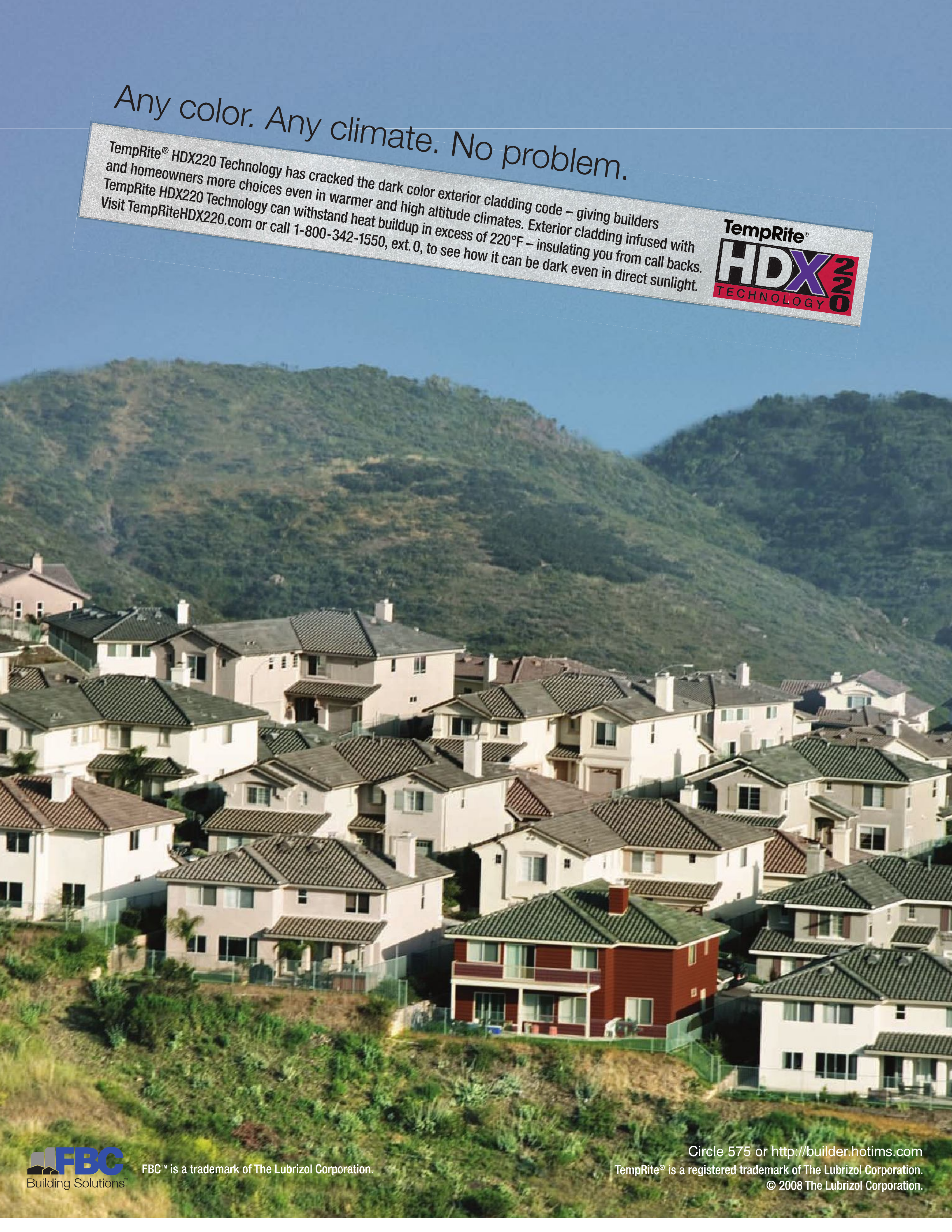


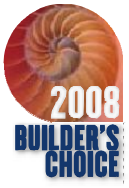


Special Focus

CATEGORY: Outdoor living space
ENTRANT/ARCHITECT/LANDSCAPE ARCHITECT/INTERIOR DESIGNER: MINARC, Santa Monica, Calif.
BUILDER: Homeowner served as general contractor

PHOTOS: TOP: PETER BASTIANELLI-KERZE; BOTTOM: COURTESY MINARC


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Special Focus

CATEGORY: Outbuilding
ENTRANT/ARCHITECT: Steinbomer & Associates Architects, Austin, Texas
BUILDER: MG Construction Works, Austin

AUSTIN, TEXAS

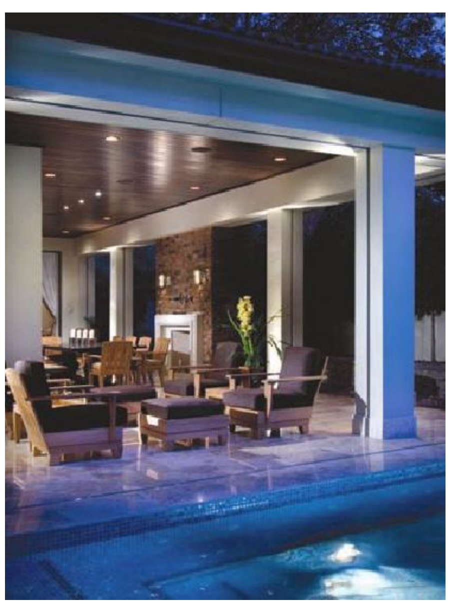
TARRYTOWN PAVILION

This multi-purpose outbuilding references the mid-century modern houses of Southern California, even though it's located in Austin, Texas. The structure consists of two stucco-covered perimeter walls, butt-glazed clerestory windows, and floor-to-ceiling sliders that create a space that's ideal for the clients' art collection. A metal and sapele wood–clad box defines the main core, which houses a bath, Murphy bed, bar, kitchenette, and mechanical system. Despite its diminutive 620 square feet, the building feels large thanks to its light-filled interior.—*N.F.M.*

WINTER PARK, FLA.

IBIZA OUTDOOR LIVING SPACE

Is it an indoor space or an outdoor one? Depends on the weather. No fewer than 15 retractable screens (which can operate individually or in unison) allow this hybrid communal zone to have it both ways. When the Florida heat and insects are bad, the screens can be deployed, capturing as much as 90 percent of conditioned air inside the lanai and shielding the area from solar glare. When the temperature is balmy and breezy, the space opens wide and yet still features comfy furniture, a TV, and a fireplace. Continuous royal oyster marble flooring makes the transition from interior to exterior seamless.—*J.S.*



Special Focus

CATEGORY: Outdoor living space
ENTRANT/BUILDER: Phil Kean Designs, Winter Park, Fla.
INTERIOR DESIGNER: CRT Studio, Winter Park



MEET THE JUDGES: (from l to r) Chris Stuhmer, Christopher Homes, Las Vegas; Carson Looney, Looney Ricks Kiss Architects, Memphis, Tenn.; Tim Busse, Whittaker Homes, St. Charles, Mo.; Carmen Dominguez, Homes by Carmen Dominguez, Orlando, Fla.; Kevin deFreitas, Kevin deFreitas Architects, San Diego; Jake Goldberg, GGC Contracting, Chicago

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PHOTOS: TOP: THOMAS MCCONNELL; MIDDLE: MICHAEL LOWRY PHOTOGRAPHY; RIGHT: BOYCE THOMPSON



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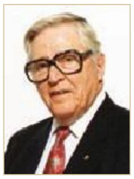




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Award-Winning Builders And Architects Make Marvin Windows And Doors Their First Choice—Year-After-Year

Marvin Windows and Doors has helped give generations of builders and architects the tools to build inspirational projects. We congratulate all the 2008 Builder's Choice winners and especially the inductees into the Wm. S. Marvin Hall of Fame. Your ingenuity, creativity and commitment to the industry are an inspiration.



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The Ultimate Casement is Marvin's newest window and innovative design solution. It has commercial-grade hardware that can hold a sash of up to 150 lbs., large sizing capabilities (up to 40 x 96), a DP 50 rating, easy installation and design flexibility. The Ultimate Casement delivers the performance, durability and beauty building professionals expect. And with a unique easy wash mode, The Ultimate Casement is indeed the "Ultimate" window.

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Built around you.™

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Circle 202 or http://builder.hotims.com

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BUILDER'S CHOICE
Design & Planning Awards

DESIGN EXCELLENCE | 2008



Product Spotlight

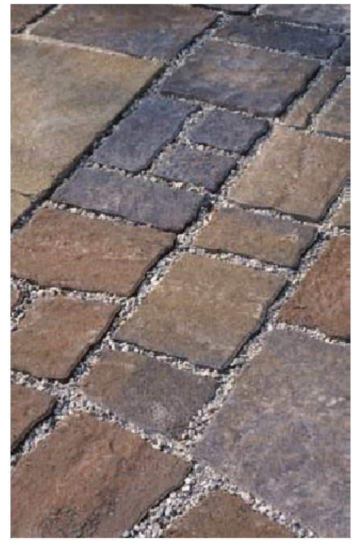
Award Winning Homes Use Products From These Winning Suppliers

These Winning Products Will Make Your Next Home A Winner With Buyers!

The next few pages showcase a variety of building materials that were used within the Builder's Choice Design Awards winning homes. As the housing industry's oldest, largest and most prestigious national design competition, the Builder's Choice Design Awards showcase the best the industry has to offer. These products reflect the uncommon style, valued energy-efficiency and innovative qualities that define the competition year-after-year. Be sure to contact the manufacturer directly or use the reader service card inside this magazine to get more information on each item listed.

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Product Spotlight

Award Winning Homes Use Products From These Winning Suppliers

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Introducing Halo LED Recessed Lighting

The Halo LED recessed downlight features a Halo LED module that installs into a new construction housing or into existing Halo (and All-Pro) housings. Using less than 15 watts, the recessed fixture delivers over 600 lumens (comparable in light output to a 65 watt BR30 lamp). The dimmable LED module provides: excellent color quality (80 CRI), warm quality of light (3045K nominal), good cutoff, low glare and has a projected life of 50,000 hours.

www.cooperlighting.com

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Delta Faucet



Delta® Smart Water Delivery Solutions For A Greener Home

As a WaterSense® partner, Delta is committed to encouraging efficient use of water resources. Most Delta lavatory faucets flow at a maximum of 1.5 gpm, resulting in up to a 30% water savings.* Select the Dryden™ Bath Collection and other water-efficient products from Delta.

**Based on comparison of faucets that have a flow rate of 2.2 gpm under ASME A112.18.1*

www.deltafaucet.com/green

Circle 208 or http://builder.hotims.com

DuPont™ Weatherization Systems



With over 25 years of residential performance on millions of homes, DuPont™ Weatherization Systems are an integrated family of products for every climate and every building facade. Our systems provide superior protection against air and water infiltration and help you to build durable, energy-efficient homes.

www.construction.tyvek.com

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iLevel® Shear Brace



A pre-manufactured wood panel with proprietary steel connectors for use in wall bracing applications, the iLevel® Shear Brace helps homes resist lateral forces created by high wind and earthquakes. It provides a narrow, high quality, solution that helps homebuilders and engineers meet local building code requirements.

www.ilevel.com

Circle 210 or http://builder.hotims.com

BUILDER'S CHOICE
Design & Planning Awards

DESIGN EXCELLENCE | 2008

Product Spotlight

Award Winning Homes Use Products From These Winning Suppliers

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SFI-Certified Wood Windows

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www.jeld-wen.com • 1-800-877-9482 ext. JW22

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Jenn-Air®

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Gourmet cooks seek expressive kitchen appliances that reflect their culinary passion. The Jenn-Air® Oiled Bronze suite is a fresh alternative for pleasing discerning clients—and a refreshing option to stainless steel. The warm, burnished bronze finish is accented by stainless steel handles and hardware for a sophisticated look. And recent additions, including a new built-in refrigerator, built-in microwave and wall-mount chimney hood, offer more ways to indulge your clients' food-inspired creativity.

www.insideadvantage.com • 1-800-253-3977

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KitchenAid® Architect® Series II



The Legend Grows—72" Counterdepth French-Door Refrigerator

At 72 inches tall, this refrigerator is a first to the legendary KitchenAid® brand. As part of the Architect® Series II suite, it presents a cohesive style and the fine-tuned product features your homeowners need to accommodate family and guests in the kitchen. The narrow door swing enables design flexibility and creates smooth traffic flow in the kitchen, particularly in those with an island. All of this, plus they're ENERGY STAR® qualified.

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Marvin Windows And Doors



The Ultimate Casement, from Marvin Windows and Doors, is an innovative design solution. It has commercial-grade hardware that can hold a sash of up to 150 lbs., large sizing capabilities (up to 40 x 96), a DP 50 rating, easy installation and design flexibility. The Ultimate Casement delivers the performance, durability and beauty building professionals expect.

www.marvin.com

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BUILDER'S CHOICE Design & Planning Awards

DESIGN EXCELLENCE | 2008



Product Spotlight

Award Winning Homes Use Products From These Winning Suppliers

Pella Entry Doors

Pella® Entry Doors have been rated by builders as #1 for quality three years in a row*.



Pella wood entry doors provide the artisanship and design flexibility to set your homes apart. Rustic Walnut, Mahogany, Demesne Cherry and American White Oak panels—along with stunning decorative glass choices and door accent options—allow your customers to create an entry door as unique as they are.

**Source: 2006, 2007 and 2008 BUILDER Brand Use Study*

www.pella.com • 1-866-829-9055

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Silestone Leather with Microban®—the countertop with unique beauty, innovative texture and unrivaled durability. Silestone Leather is the only quartz countertop with built-in Microban product protection. The result is peace of mind and a cleaner, safer countertop. Color shown is the New Bianco River in Leather.

www.silestoneusa.com • 1-866-countertops

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www.stockbuildingsupply.com

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Election 2008

WHERE THEY STAND

The presidential candidates sound off on the issues that matter most to you.



AP IMAGES

BY ETHAN BUTTERFIELD

WITH NO END TO THE HOUSING DOWNTURN IN SIGHT, WITH banks and investment firms hemorrhaging billions of dollars, then failing, and the federal government offering more than $1 trillion and counting to try and stem the tide of the credit crisis, the next president of the United States may hold the future of the country in his hands. Many businesses and individuals are hurting, but the home building industry has more at stake than most.

To say that this election is important to builders would be an understatement of the greatest magnitude; the economy is in a full-fledged nose dive, and builders need a president to restore the American people's confidence, create new jobs, and right the capsized economy before people will start buying homes in large numbers again.



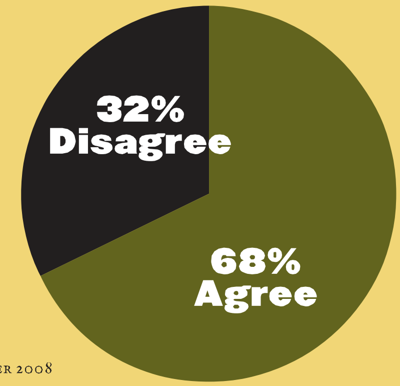
Although some national polls find Sen. John McCain, R-Ariz., and Sen. Barack Obama, D-Ill., in a dead-heat for the Oval Office, builders, traditionally conservative, lean heavily toward the Arizona Republican with his long history of fighting regulatory restrictions for business in the Senate. But even McCain is now backing business and banking regulations.

It's a confusing time for any American, but especially for a builder fighting a tidal wave of negative sentiment about housing.

Finding real answers in the candidates' whistle-stop promises and scripted answers to softball questions is difficult at best. To provide clarity on the candidates' positions, BUILDER first asked readers to rank their top concerns on a 1 to 10 scale with 1 being the highest priority and 10 being the lowest. Then we distilled the candidates' positions on some of those issues. Our survey revealed that many of you rate the energy and credit crises most important, with immigration, infrastructure development, affordable housing, and green building rounding out the list of your chief domestic concerns. You can find the complete results of our election survey by going to www.BUILDEROnline.com and clicking on the News tab.

Read on to find out where McCain and Obama stand on several of your top issues.

Do you agree or disagree with the following provision of the Housing Rescue Bill: Refinancing for homeowners who are in danger of losing their homes to foreclosure?



* 162 BUILDERS RESPONDED
SOURCE: BUILDER'S PRESIDENTIAL ELECTION SURVEY, SEPTEMBER 2008

PRIORITY

Energy Crisis

(GAS CRISIS & INFRASTRUCTURE DEVELOPMENT)

AT THE TIME OF OUR SURVEY, WHICH CONCLUDED IN SEPTEMBER, THE MOST IMPORTANT issue to our respondents was the gas crisis. Since BUILDER posted the survey, the price of oil has fallen from more than $147 a barrel to less than $95. But gas prices still remain near $4 per gallon, energy prices in general remain high, and building product costs are on the rise. In nearly all aspects of their business, builders rely on oil—from the petroleum required for the manufacture of building products to the cost of gas for commuters to the center city from the suburbs, builder profits are inexorably tied to the cost of crude.

A major part of both candidates' plans for dealing with the gas and larger energy crises lies in developing our own infrastructure to produce more fossil and alternative fuels, and create new energy and infrastructure jobs. But that's a long-term strategy. In the near-term, both candidates want to increase America's domestic oil supply and force prices down at the pump.

OBAMA

Sen. Barack Obama's plan includes first **releasing oil from the Strategic Petroleum Reserves to cut gas prices** at the pump immediately. He agrees on the need for more domestic oil and gas production but does not advocate opening up protected areas to drilling. Instead, he proposes that oil companies develop the 68 million acres of land where they hold existing leases but are not currently drilling.

His major focus has been on developing other types of fuel. "It's time to create a new American energy economy by investing in alternative energy, creating millions of new jobs, increasing fuel efficiency standards, and ending the tyranny of oil once and for all," Obama told a crowd in Chicago on July 31.

As part of **an annual pledge of $1 billion intended to create a new wave of green jobs and green manufacturing**, Obama would create educational programs to train workers to weatherize homes for one million low-income families a year.

McCAIN

McCain's plan in the short-term is to increase the supply of domestically produced oil and reduce our dependence on foreign oil. The Arizona Senator proposes to **lift the moratorium on drilling along the Outer Continental Shelf** to increase oil and natural gas production. He would expand use of natural gas as transportation fuel and use it to produce electricity, and suggests building the infrastructure necessary to transport domestically captured natural gas around the country for such uses.

"Our nation is sending $700 billion overseas every year to countries that don't like us very much," McCain said on Aug. 19. "When I'm president, that's going to stop. We're going to achieve energy independence, and we're going to do it by using every resource at our disposal to get the job done, including new off-shore drilling."

And to help business owners and spur spending on new products, McCain would offer business tax reform that would **permit first-year expensing of new technology and equipment purchases**, which could reduce taxable income and interest payments.

PRIORITY

Credit Bailout

(LENDING STANDARDS & FORECLOSURE RELIEF)

Even with the presidential campaigns in full swing, the country's economic problems took precedence in the news in September. As financial companies large and small collapsed or teetered on the brink, the federal government initiated bailouts of Fannie Mae and Freddie Mac, investment banks, insurance companies, and some smaller banks that purchased mortgage-backed securities. The bailout tally has passed $1 trillion and continues to grow.

Both candidates are adamant that as president they would vigorously go after the predatory lenders perceived to be behind most of the financial mess, and both offer a series of new regulations and penalties to deal with mortgage fraud. Each candidate also favors creating a new, shorter mortgage application that uses plain and simple language.

McCAIN

McCain, who told the *Wall Street Journal* that he is "always for less regulation," has changed his approach somewhat in light of the recent financial system shocks. On Sept. 19, he announced a new reform-heavy business plan.

Blaming Wall Street for the mess, McCain proposes **creating a Mortgage and Financial Institutions trust** to seek out troubled companies before they become insolvent and for the Treasury to work with regulators to head off bankruptcies. McCain calls for more transparency on Wall Street, reforms to the nation's regulatory agencies, and consumer protections.

McCain also would like to give American homeowners the opportunity to **trade untenable loans for more manageable FHA-guaranteed mortgages**.

"Many are waiting for their first homes, their first big break, their first shot at financial security," McCain said on April 15 in Arlington, Va. "And helping them will be my first priority in setting the economic policies of this nation."

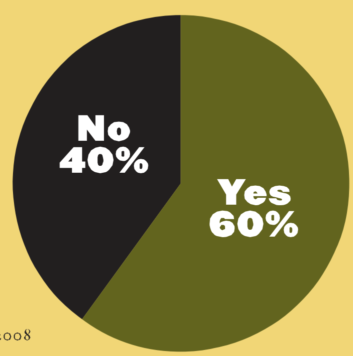
OBAMA

Obama also wants to put troubled mortgage holders into FHA-insured loans and would **create a $10 billion fund to help victims of predatory loans refinance them**. Another part of Obama's housing plan includes offering homeowners who do not itemize on their tax returns a 10 percent mortgage credit, giving roughly 10 million homeowners an average of $500.

The Illinois senator is not new to the war on mortgage fraud. In April 2007, he **sponsored legislation to define mortgage fraud and create criminal penalties for it.** He also called for **increased funding for federal and state law enforcement to investigate and prosecute mortgage fraud**.

"If the government can bail out investment banks on Wall Street, we can extend a hand to folks who are struggling on Main Street," Obama said on June 9, in Raleigh, N.C.

Should the federal government tighten regulation of banks and other financial institutions?



* 162 builders responded
Source: Builder's Presidential Election Survey, September 2008

SURVEY SAYS

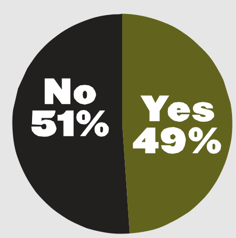
In an online survey conducted during August and September, Builder asked its readers about their most pressing concerns for the upcoming presidential election. Not surprisingly, the energy crisis and credit bailout came out on top.

RESPONDENTS' TOP CONCERNS

RANKING	
1.	Gas Crisis
2.	Lending Standards
3.	Immigration
4.	Infrastructure Development
5.	Health Care
6.	Affordable Housing
7.	Energy-Efficiency Mandates
8.	Foreclosure Relief
9.	Mass Transit
10.	Green Building

Note: Findings cited are based on survey results from Builder Online readers. Rankings shown are averages based on a 1-10 scale, with 1 being the highest priority and 10 being the lowest.

Should the federal government offer more economic stimulus proposals such as the tax rebate?



* 162 builders responded
Source: Builder's Presidential Election Survey, September 2008

UPlink

// TO VIEW THE FULL RESULTS OF BUILDER'S ELECTION SURVEY AND TO READ THE COMMENTS OF CHAIRMAN OF THE HOUSE FINANCIAL SERVICES COMMITTEE REP. BARNEY FRANK, VISIT OUR WEB SITE AT WWW.BUILDERONLINE.COM/NEWS.

PRIORITY

Immigration Reform

Builders have strong feelings about immigration, but as our survey results indicate, they do not always come down on the same side of the fence.

Open-ended responses range from, "As much as we hate to admit it, we need them almost as much as they need us," to "Why is the fine only $275 for employers of illegal immigrants, when $10,000 per illegal immigrant plus jail time for employers would be more effective in reducing income for illegal immigrants?"

And, in fact, both candidates call for ramping up the prosecution of companies found employing illegal immigrants.

With the number of aliens in the country growing—The Pew Hispanic Center's research shows that there were an estimated 11.1 million illegal immigrants in the U.S. in 2005 and an estimated 11.5 to 12 million as of March 2006—the immigration issue will be key to the agenda of whoever wins the election in November. Immigration reform was a hot topic in Washington in early 2007, and both candidates worked on a Senate bill before it died a political hardball death on the floors of Congress.

OBAMA

Obama, who wants to add people, technology, and infrastructure to help secure America's borders and ports, **favors increasing the number of legal immigrants allowed into the country every year**. He has proposed legislation to improve the speed and accuracy of immigrant background checks and would also seek out and punish those found hiring illegal immigrants.

Obama's plan includes working with Mexico with the hope of improving economic development there in order to lessen the desire to cross the border to find work in the U.S.

McCAIN

McCain's top immigration priority is to secure the borders and would require border-state governors to certify that their state is secure. McCain then proposes to implement **an electronic worker eligibility verification system in conjunction with the Homeland Security Department,** a system that would also screen for what he calls "bad actor" employers, who would be aggressively prosecuted. The program also would identify criminal illegals for prosecution and deportation.

McCain's goal would be to force aliens to leave or legally become U.S. residents. While his stance is tough on illegal immigrants, he offers a softer tone toward migrant workers, saying of them, "We have economic and humanitarian responsibilities as well, and they require no less dedication from us in meeting them."

PRIORITY

Green Legislation

(GREEN BUILDING & ENERGY-EFFICIENCY MANDATES)

Hitting closest to home, perhaps, is readers' concern over green building and energy-efficiency legislation. Increasingly, green building standards are being mandated by local governments. Some companies have outpaced the mandates and are reporting better-than-average sales with cost-saving and earth-friendly marketing pitches. But many builders resent government involvement in the conduct of their business.

In their responses, readers urge the candidates to reduce smart-growth programs and impact fees, and call for less regulation of the building and banking industries. Others propose the use of incentives for buyers, suggesting tax breaks for homeowners who use alternative sources of energy in their homes.

McCAIN

True to his anti-regulation stance, McCain's proposal is to **call for the federal government to adopt higher-efficiency standards for its own buildings**. McCain says he will demand that all federal buildings be retrofitted to meet this new standard, and all buildings built, purchased, or leased by the government must meet the standard as well.

"We can save taxpayers money in energy costs and move the construction market in the direction of green technology," McCain says on his Web site.

McCain recommends that homeowners buy more energy-efficient light bulbs and appliances and opt for better windows and insulation when remodeling. In addition to the energy benefits, McCain suggests the retrofitting will create a boom in new jobs in the construction and manufacturing sectors.

OBAMA

Obama, on the other hand, feels government intervention is needed. He would **incentivize state and local governments to implement new building codes that prioritize efficiency** by creating a grant awards program, and he would require the Energy Department to regularly update efficiency standards. He also plans to offer matching federal money for states that retrofit existing buildings and would put federal money behind smart-growth planning.

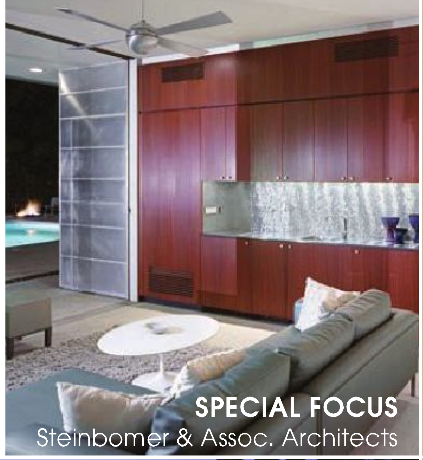
Obama also lays out an energy-efficiency roadmap for local governments, utilities, builders, and consumers. He has established a goal of making all new buildings carbon neutral, or producing zero emissions, by 2030, with shorter-term goals of improving new building efficiency by 50 percent and existing-building efficiency by 25 percent over the next decade. B

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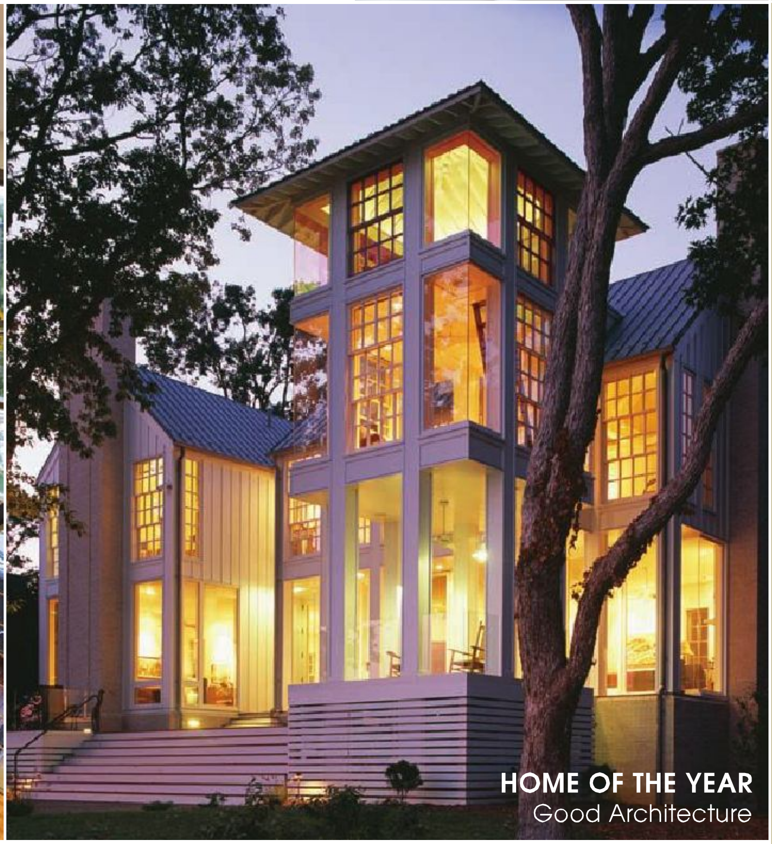
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Strachan Forgan



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Good Architecture

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Designed by KieranTimberlake and built by Profile Structures for LivingHomes, a developer of modern, sustainably designed, prefabricated homes, the **Builder LivingHome** celebrates BUILDER magazine's 30th anniversary. The home will be the star of the 2009 IBS Show at Booth C5288.

Builder livinghomes KIERANTIMBERLAKE Profile Structures, Inc.

ENVIRONM FOR

OUR THREE WM. S. MARVIN HALL OF FAME INDUCTEES SEE THE FOREST *AND* THE TREES IN THEIR DESIGNS.

BY JOHN CAULFIELD

Google the phrase "Hall of Fame," and you'll get back just under 60 million results. The most familiar ones are for sports and music, but there are also halls of fame for famous robots, inventors (did you know George Washington Carver invented 325 ways to enjoy the peanut?), clowns, quilters, Armenians, zydeco, dinosaurs (largest: Argentinosaurus hinculensis), and even readers.

This pantheon also includes myriad halls that recognize the lifetime achievements of the elite within the housing and development industries. Builder's annual Wm. S. Marvin Hall of Fame for Design Excellence is one of these, and this year's inductees can only add to its prestige by their selection.

"We've been very fortunate and have won 110, 120 design awards," notes Stephen Muse of Muse Architects. "But the ones that matter most to me are those that honor the body of our work." Muse and this year's other inductees, David Baker of David Baker + Partners Architects and Alan J. Green of The Green Co., share a common goal: to create homes and communities that are designed to enhance their surrounding environment and, at the same time, fulfill the needs of residents beyond their expectations.

Their excellence manifests itself in results that celebrate the connection between form and function.

PHOTOS: CLOCKWISE TOP RIGHT: BRYCE VICKMARK/WPN; MAX WHITTAKER/WPN; JAMES KEGLEY



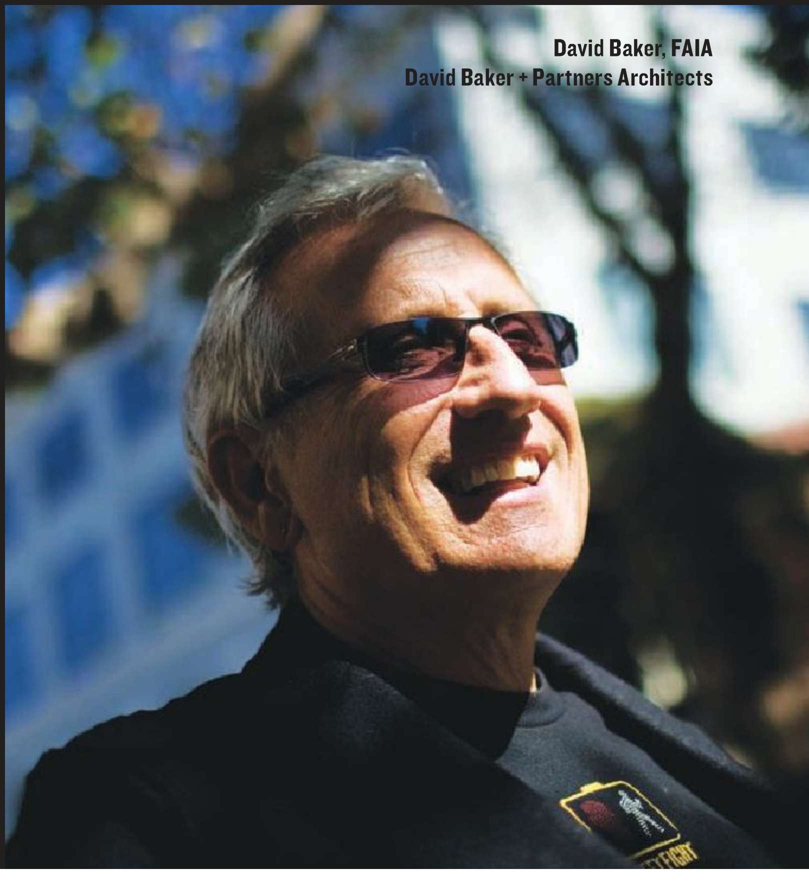
ENTS
LIFE



Alan J. Green
The Green Co.



Stephen Muse, FAIA
Muse Architects



David Baker, FAIA
David Baker + Partners Architects



DAVID BAKER

Partner, David Baker + Partners Architects, San Francisco

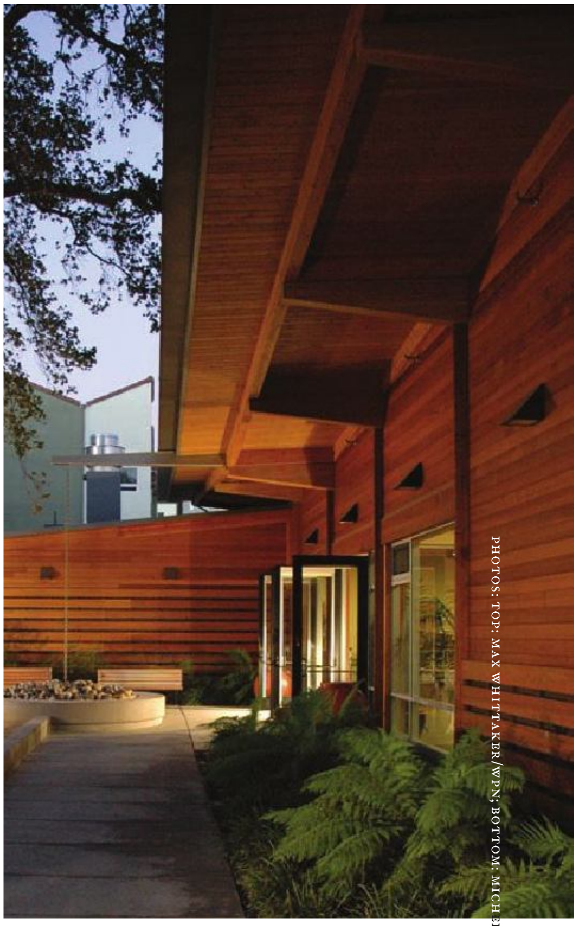
David Baker was born in a passive solar house in Tucson, Ariz., that his father designed. In the '70s and '80s he ran a solar consulting firm. So it follows that his architectural firm has been injecting sunlight into residential and commercial design whenever it can. "It's part of our philosophy to expose space to daylight wherever a resident might be standing," Baker explains. "It's a more humane approach."

Since its founding in 1982, David Baker + Partners has burnished its reputation as a socially conscious design firm specializing in nonprofit affordable housing. A distinguishing characteristic of its designs, says Baker, is how they strive to incorporate the details of higher-priced homes without busting the projects' budgets. And in San Francisco, where development can sometimes be confrontational, it doesn't hurt builders to hire a design firm whose work is recognized and respected by neighborhood groups, "which makes the approval process go smoother," says Baker.

One of Baker's signature achievements, for which he won a Builder's Choice Project of the Year award in 2004, is Northside Community Center + Mabuhay Court in San Jose, Calif.'s historic Japan Town area. This project combines 96 low-income, senior-citizen rental units with a new 16,000-square-foot community center. Collaborating with the city, the project's developer BRIDGE Housing, and a seniors community organization, Baker created a larger footprint by expanding the housing site into the air rights over an addition to the existing seniors center. That move made the project more economical to build.

The 96 apartments rented for $300 to $750 per month and are distinguished by each having a private entrance. Other flourishes marking this project include its use of color and natural materials, its attention to energy efficiency, and its access to courtyards for social interaction by residents.

Currently, Baker's firm is diversifying into whole neighborhood design such as the 7.5-acre Tassafaronga in Oakland, Calif. Anchored by a public plaza, each of Tassafaronga's three housing areas will have a semi-private shared space. Twenty-two of its 191 affordable homes will be built by Habitat for Humanity, and the project is pursuing Platinum certification from LEED for Homes.



COME ON DOWN: Stained wood and other natural materials help create a warm and welcoming gathering place for residents.

PHOTOS: TOP: MAX WHITTAKER/WPN; BOTTOM: MICHELLE PECKHAM

ALAN J. GREEN

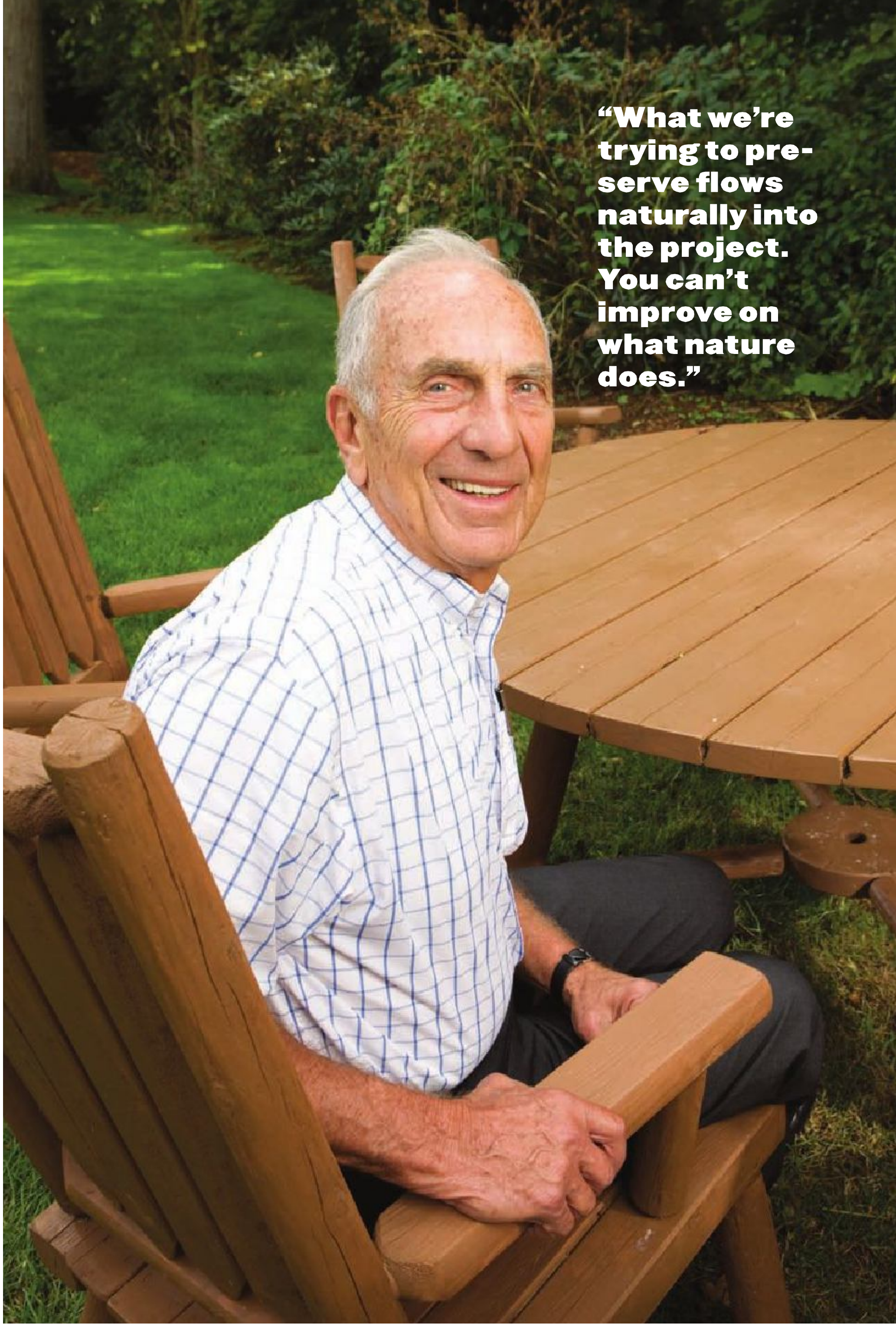
Chairman, The Green Co., Newton Centre, Mass.

Few subdivisions with attached homes dare to promote "privacy." But that's the alchemy The Green Co. dares to achieve within the communities it has been developing for more than half a century.

Alan Green, The Green Co.'s chairman, has been building homes since 1953. He sees community design "as a function of the circumstances we're placed in." The design for a project in Newcastle, N.H., called Wentworth by the Sea, arose from the need to create a community that would include both oceanfront and inland areas. What separates his company from others, Green contends, is its attention to site selection and planning, and its goal of meshing a community and its natural setting while preserving the surrounding environment.

"We start at the very edge of a site and at the rear of the home, so what we're trying to preserve flows naturally into the project," he explains. "You can't improve on what nature does." The Green Co. also creates privacy through open interior courtyards and by front- and backyard exposure to natural habitat. At its latest community, The Pinehills in Plymouth, Mass., homes are built on only one side of the street. (Homes there include attached townhouses that start in the $300s and larger custom homes in a new neighborhood called Five Lanterns that start at $1.2 million.)

The Green Co. designed The Pinehills to evoke the atmosphere of an old New England town. And as would be the case in one of those towns, Green takes pride in the fact that "we know every one of our owners." Sons Tony and Dan now run the company, but Green still calls every customer upon closing. "We work hard at customer service," he contends, "and it starts from the top down." *(see page 146)*



"What we're trying to preserve flows naturally into the project. You can't improve on what nature does."





A SENSE OF SOLITUDE: The Green Co. develops communities with homes that feel as if they are private sanctuaries in a natural setting.

PHOTOS: TOP: BRYCE VICKMARK/WPN; BOTTOM: COURTESY THE GREEN CO.







SEAMLESS EXPANSION: Muse expanded and upgraded a historic manor in Maryland while retaining the integrity of the original architecture.

STEPHEN MUSE

Senior Principal, Muse Architects, Bethesda, Md.

STEPHEN MUSE CALLS HIS RESIDENTIAL design work "corrective surgery." Muse explains that his 25-year-old architectural firm, Muse Architects, eschews what he sees as the two extremes of architectural renovation: radical change or mimicry. "Our work is always about the bigger picture, and we know we're successful when you look at an addition and can say the house is better for it."

One project that put this surgical approach to the test—and for which his firm won a Builder's Choice Grand Award in 2003—was Muse Architects' renovation and expansion of a historic 18th-century manor house in West St. Mary's County, Md., built on that state's first land grant and listed on the National Register of Historic Places. Muse recalls a "quite small" house with no first-floor bathroom and tiny bedrooms on the second. The owners wanted to open up the house to accommodate more first-floor living space and rooms for their grandchildren when they visited. But expansion required approval from the Maryland Historical Trust, which had purchased an easement on the property to prevent the previous owner from selling the 412-acre property to a developer that wanted to subdivide.

The Trust's plan for an addition to the house "didn't make sense to us," says Muse, because it was simply a smaller version of the existing home. But the Trust's objective, he learned, was keeping the existing house as the focal point of the site. So in its design, Muse Architects doubled the size of the house, to around 5,000 square feet, by attaching several secondary rooms whose exteriors blend seamlessly with the main residence, which now has a downstairs master bedroom and bath, and a large kitchen/family room area. West St. Mary's Manor's owners were "very involved" in its planning and design, recalls Muse. But he still encounters homeowners who greet architectural design with a shrug. "I was talking with a friend who said he got what he hoped for from a redesigned house. I thought 'how sad,' because architectural changes should always trump expectations." **B**

PHOTOS: TOP: JAMES KEGLEY; MIDDLE AND BOTTOM: ROBERT C. LAUTMAN


Born to be Green

HOUSEPLANS

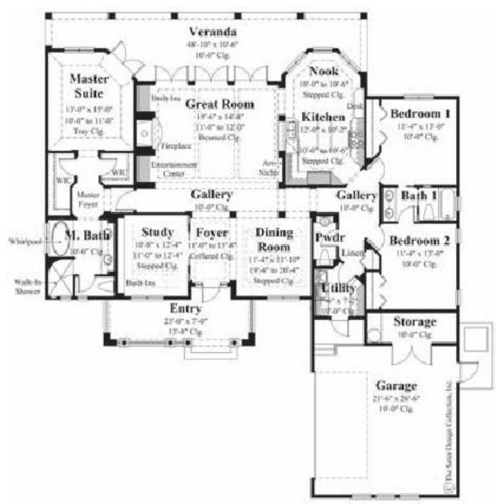
FEATURING NEW PLANS FROM THE NATION'S LEADING DESIGNERS



© The Sater Design Collection, Inc.

Square Footage: 2,191 ■ **Bedrooms:** 3 ■ **Bathrooms:** 2 1/2 ■
Dimensions: 62' - 10" X 73' - 6" ■ **Foundation:** Slab

Perfect for a corner lot, this Mediterranean villa is a beautiful addition to any neighborhood. Low and unassuming on the outside, this plan blends modern amenities and classic stylings. An elongated gallery introduces the great room, where a rustic beamed ceiling, fireplace, and art niche are thoughtful touches. The step-saving U-shaped kitchen flows into a sunny bayed breakfast nook. French-door access to the veranda and a sumptuous bath make the master suite a pleasurable retreat.



PLAN # HWBI000001 ■ 5-SET N/A ■
8-SET N/A ■ REPRO $1,315 ■ CAD $2,410

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First Floor: 2,216 sq. ft. ■ **Second Floor:** 1,192 sq. ft. ■ **Total:** 3,408 sq. ft. ■ **Bonus Space:** 458 sq. ft. ■ **Bedrooms:** 4 ■ **Bathrooms:** 3 1/2 ■ **Dimensions:** 67' - 10" X 56' - 10" ■ **Foundation:** Crawlspace



FIRST



SECOND

PLAN # HWBI000002 ■ 5-SET $920 ■ 8-SET $1,010 ■ REPRO $1,200 ■ CAD N/A

First Floor: 2,012 sq. ft. ■ **Second Floor:** 453 sq. ft. ■ **Total:** 2,465 sq. ft. ■ **Bonus Space:** 456 sq. ft. ■ **Bedrooms:** 4 ■ **Bathrooms:** 3 ■ **Dimensions:** 60' - 0" X 64' - 8" ■ **Foundation:** Crawlspace, Unfinished Basement



FIRST



SECOND



PLAN # HWBI000003 ■ **5-SET** $800 ■ **8-SET** $875 ■ **REPRO** $1,100 ■ **CAD** N/A



First Floor: 1,701 sq. ft. ■ **Second Floor:** 1,443 sq. ft. ■ **Total:** 3,144 sq. ft. ■ **Bonus pace:** 732 sq. ft. ■ **Bedrooms:** 4 ■ **Bathrooms:** 4 1/2 ■ **Dimensions:** 61' - 8" X 102' - 0" Foundation: Crawlspace, Unfinished Basement



FIRST

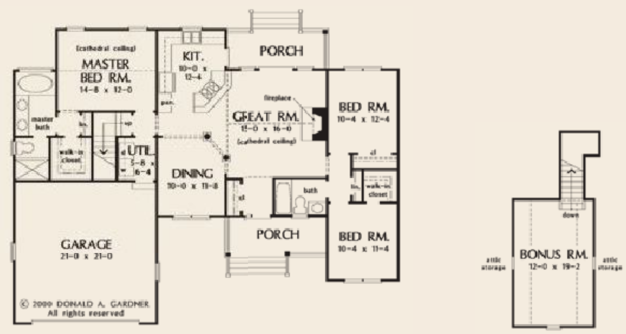


SECOND

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PLAN # HWBI000004 ■ **5-SET** $920 ■ **8-SET** $1,010 ■ **REPRO** $1,200 ■ **CAD** N/A

Square Footage: 1,399 ■ **Bonus Space:** 296 sq. ft. ■ **Bedrooms:** 3 ■
Bathrooms: 2 ■ **Dimensions:** 58' - 0" X 44' - 4"





PLAN # HWBI000005 ■ **5-SET** $660 ■
8-SET $720 ■ **REPRO** $1,010 ■ **CAD** N/A

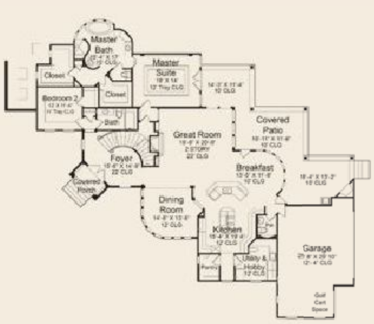


PLAN # HWBI000006 ■ **5-SET** $630 ■
8-SET $690 ■ **REPRO** $870 ■ **CAD** N/A

Square Footage: 1,772 ■ **Bedrooms:** 3 ■ **Bathrooms:** 2 ■
Dimensions: 45' - 8" X 50' - 2" ■ **Foundation:** Crawlspace, Slab



First Floor: 2,593 sq. ft. ■ **Second Floor:** 1,211 sq. ft. ■ **Total:** 3,804 sq. ft. ■
Bedrooms: 4 ■ **Bathrooms:** 3 1/2 ■ **Dimensions:** 85' - 9" X 80' - 5" ■
Foundation: Slab



FIRST



SECOND



PLAN # HWBI000007 ■ **5-SET** $1,050 ■
8-SET N/A ■ **REPRO** $1,425 ■ **CAD** $2,850

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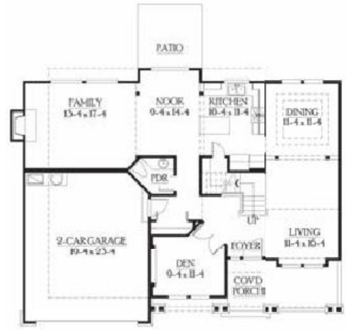






PLAN # HWBI000008 ■ **5-SET** $740 ■
8-SET $810 ■ **REPRO** $1,000 ■ **CAD** $1,735

First Floor: 1,239 sq. ft. ■ **Second Floor:** 1,168 sq. ft. ■ **Total:** 2,407 sq. ft. ■
Bedrooms: 4 ■ **Bathrooms:** 2 1/2 ■ **Dimensions:** 50' - 0" X 40' - 0" ■
Foundation: Crawlspace



FIRST



SECOND

First Floor: 2,335 sq. ft. ■ **Second Floor:** 2,390 sq. ft. ■ **Total:** 4,725 sq. ft. ■
Bedrooms: 4 ■ **Bathrooms:** 4 1/2 ■ **Dimensions:** 71' - 0" X 70' - 0" ■
Foundation: Crawlspace



FIRST



SECOND



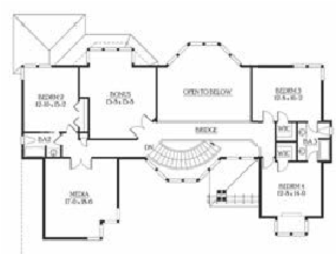
PLAN # HWBI000009 ■ **5-SET** $1,030 ■
8-SET $1,115 ■ **REPRO** $1,390 ■ **CAD** $2,500



First Floor: 2,598 sq. ft. ■ **Second Floor:** 1,797 sq. ft. ■ **Total:** 4,395 sq. ft. ■
Bedrooms: 4 ■ **Bathrooms:** 3 1/2 ■ **Dimensions:** 71' - 0" X 94' - 0" ■
Foundation: Crawlspace



FIRST



SECOND

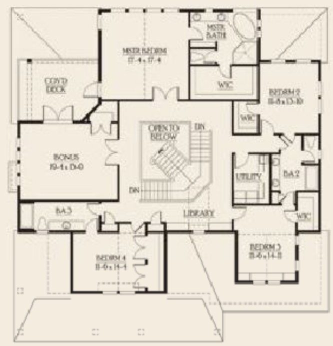
PLAN # HWBI000010 ■ **5-SET** $1,030 ■
8-SET $1,115 ■ **REPRO** $1,390 ■ **CAD** $2,500

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First Floor: 2,194 sq. ft. ■ **Second Floor:** 2,337 sq. ft. ■ **Total:** 4,531 sq. ft. ■
Bedrooms: 4 ■ **Bathrooms:** 3 1/2 ■ **Dimensions:** 60' - 0" X 64' - 0" ■
Foundation: Crawlspace



FIRST



SECOND



PLAN # **HWBI000011** ■ **5-SET** $1,030 ■
8-SET $1,115 ■ **REPRO** $1,390 ■ **CAD** $2,500



PLAN # **HWBI000012** ■ **5-SET** $1,030 ■
8-SET $1,115 ■ **REPRO** $1,390 ■ **CAD** $2,500

First Floor: 2,130 sq. ft. ■ **Second Floor:** 2,460 sq. ft. Total: 4,590 sq. ft. ■
Bedrooms: 4 ■ **Bathrooms:** 4 ■ **Dimensions:** 66' - 0" X 59' - 0" ■
Foundation: Crawlspace



FIRST



SECOND

First Floor: 2,431 sq. ft. ■ **Second Floor:** 1,455 sq. ft. ■ **Total:** 3,886 sq. ft. ■
Bedrooms: 3 ■ **Bathrooms:** 2 1/2 ■ **Dimensions:** 95' - 0" X 76' - 0" ■
Foundation: Crawlspace



FIRST



SECOND



PLAN # **HWBI000013** ■ **5-SET** $1,030 ■
8-SET $1,115 ■ **REPRO** $1,390 ■ **CAD** $2,500

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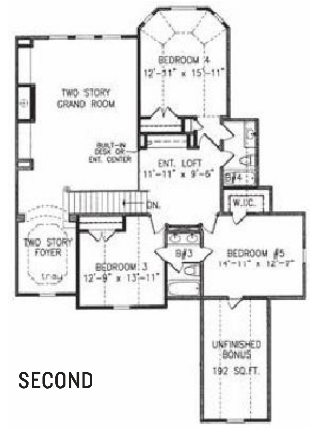
CORNERSTONE DESIGNS, LLC



First Floor: 2,352 sq. ft. ■ **Second Floor:** 952 sq. ft. ■ **Total:** 3,304 sq. ft. ■ **Bedrooms:** 5 ■ **Bathrooms:** 4 ■ **Dimensions:** 61' - 0" X 66' - 9" ■ **Foundation:** Slab, Unfinished Walkout Basement



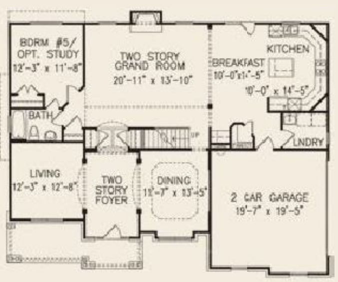
FIRST



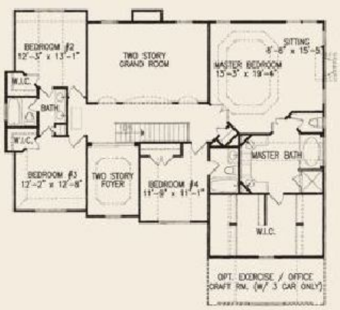
SECOND

PLAN # HWBI000014 ■ **5-SET** N/A ■ **8-SET** N/A ■ **REPRO** $1,817 ■ **CAD** $3,106

First Floor: 1,595 sq. ft. ■ **Second Floor:** 1,600 sq. ft. ■ **Total:** 3,195 sq. ft. ■ **Bedrooms:** 5 ■ **Bathrooms:** 4 ■ **Dimensions:** 54' - 0" X 43' - 0" ■ **Foundation:** Slab, Unfinished Walkout Basement



FIRST



SECOND



PLAN # HWBI000015 ■ **5-SET** N/A ■ **8-SET** N/A ■ **REPRO** $1,757 ■ **CAD** $3,003



First Floor: 1,974 sq. ft. ■ **Second Floor:** 1,038 sq. ft. ■ **Total:** 3,012 sq. ft. ■ **Bedrooms:** 4 ■ **Bathrooms:** 3 1/2 ■ **Dimensions:** 72' - 0" X 57' - 0" ■ **Foundation:** Crawlspace, Unfinished Walkout Basement



FIRST



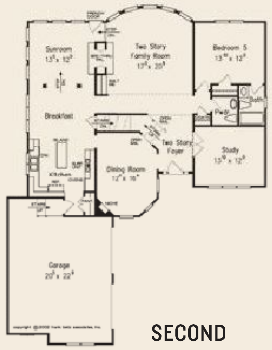
SECOND

PLAN # HWBI000016 ■ **5-SET** $915 ■ **8-SET** $970 ■ **REPRO** $1,225 ■ **CAD** $2,085

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First Floor: 1,685 sq. ft. ■ **Second Floor:** 1,596 sq. ft.Total: 3,281 sq. ft. ■ **Bedrooms:** 5 ■ **Bathrooms:** 4 1/2 ■ **Dimensions:** 51' - 0" X 66' - 10" ■ **Foundation:** Crawlspace, Unfinished Walkout Basement


FIRST


SECOND



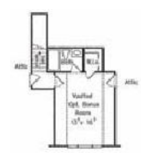
PLAN # HWBI000017 ■ **5-SET** $915 ■ **8-SET** $ 970 ■ **REPRO** $1,225 ■ **CAD** $2,085



PLAN # HWBI000018 ■ **5-SET** $845 ■ **8-SET** $910 ■ **REPRO** $1,145 ■ **CAD** $1,915

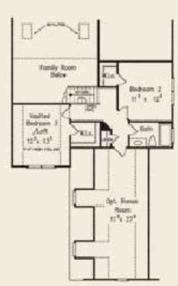
Square Footage: 2,289 ■ **Bonus Space:** 311 sq. ft. ■ **Bedrooms:** 3 ■ **Bathrooms:** 2 1/2 ■ **Dimensions:** 57' - 0" X 70' - 0" ■ **Foundation:** Crawlspace, Slab, Unfinished Walkout Basement





First Floor: 1,448 sq. ft. ■ **Second Floor:** 527 sq. ft. ■ **Total:** 1,975 sq. ft. ■ **Bonus Space:** 368 sq. ft. ■ **Bedrooms:** 3 ■ **Bathrooms:** 2 1/2 ■ **Dimensions:** 46' - 0" X 62' - 0" ■ **Foundation:** Crawlspace, Slab, Unfinished Walkout Basement


FIRST


SECOND



PLAN # HWBI000019 ■ **5-SET** $740 ■ **8-SET** $810 ■ **REPRO** $1,000 ■ **CAD** $1,735

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First Floor: 1,561 sq. ft. ■ **Second Floor:** 578 sq. ft. ■ **Total:** 2,139 sq. ft. ■ **Bonus Space:** 238 sq. ft. ■ **Bedrooms:** 3 ■ **Bathrooms:** 2 1/2 ■ **Dimensions:** 50' - 0" X 56' - 6" ■ **Foundation:** Crawlspace, Slab, Unfinished Walkout Basement



FIRST



SECOND

PLAN # HWBI000020 ■ **5-SET** $845 ■ **8-SET** $910 ■ **REPRO** $1,145 ■ **CAD** $1,915

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American Gables, Inc. 310 Paper Trail Way, Suite 103 Canton, GA 30115 770-479-5410 Fax: 770-479-5413	141	966-4,416 square feet
America's Best House Plans, Inc. 310 Paper Trail Way, Suite 103 Canton, GA 30115 888-835-1335 Fax: 770-479-5413	3,700	841-5,000 square feet
Atlanta Plan Source, Inc. P.O. Box 1169 Alpharetta, GA 30009 770-664-4114 Fax: 770-664-2288	200	900-6,000+ square feet
Builders PlanSource, Inc. P.O. Box 836 King, NC 27021 888-539-4600 Fax: 336-985-0363	50+	1,000-3,500 square feet
Creative Home Designs 2843 Stage Center Drive, Suite 3 Bartlett, TN 38134 888-301-0259 Fax: 901-386-1376	1,500+	900-8,800 square feet

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Danze & Davis Architects, Inc. P.O. Box 26009 Austin, TX 78755 800-749-0715 Fax: 512-343-0718	1200+	800-6,000 square feet
Donald A. Gardner Architects, Inc. P.O. Box 26178 Greenville, SC 29616 800-388-7580 Fax: 864-288-0265	925+	1,100-7,000 square feet
Fillmore Design Group 6901 North Robinson Oklahoma City, OK 73116 405-843-5456 Fax: 405-840-9394	11,000	1,200-6,500 square feet
Frank Betz Associates 3550 George Busbee Pkwy., Suite 190 Kennesaw, GA 30144 888-717-3003 Fax: 770-435-7608	1,000+	993-5,466 square feet
Great House Collection 25119 N. Aspen Grove Lane Colbert, WA 99005 877-238-7056 Fax: 509-276-5426	4,000+	595-26,000 square feet
Home Design Services, Inc. 580 Cape Cod Lane, Suite 9 Altamonte Springs, FL 32714 407-862-5444 Fax: 407-682-6044	480	700-7,002 square feet
Home Patterns 200 Pimpenel Street Summerville, SC 29483 864-278-0068 Fax: 815-301-9264	120	900-2,400 square feet
Original Home Plans, LLC 270 Amity Road Woodbridge, CT 06525 203-389-8999 Fax: 203-389-9669	90	1,800-4,500 square feet
Plan One 2470 Westlake Avenue N, Suite A Seattle, WA 98109 206-352-9248 Fax: 206-352-9899	20	1,480-6,500 square feet
Peek Design Group 3950 N. Cobb Pkwy., Suite 501 Acworth, GA 30101 770-222-4345 Fax: 770-222-0369	50+	1,700-8,000 square feet
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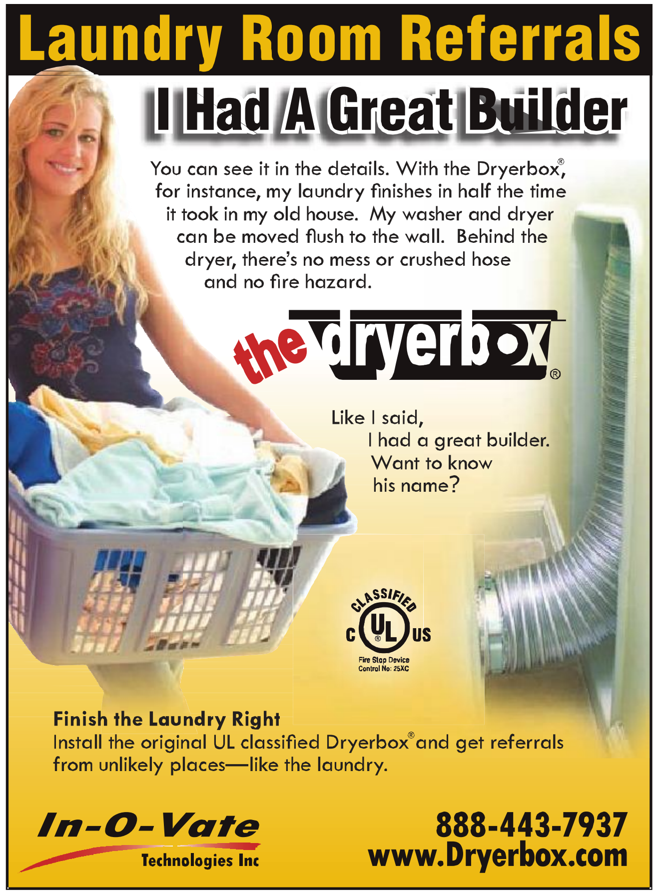
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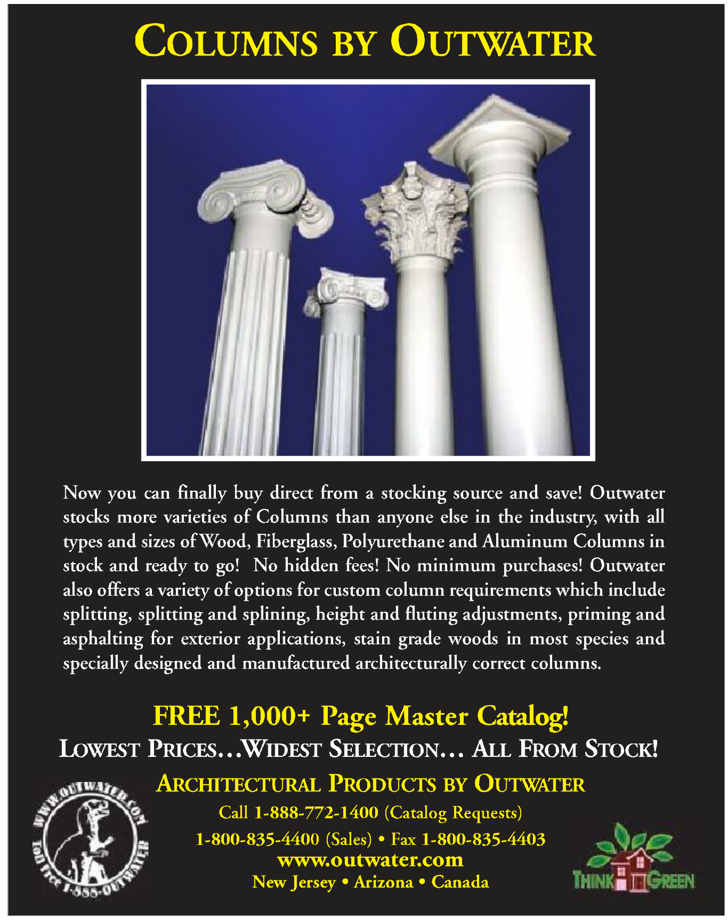
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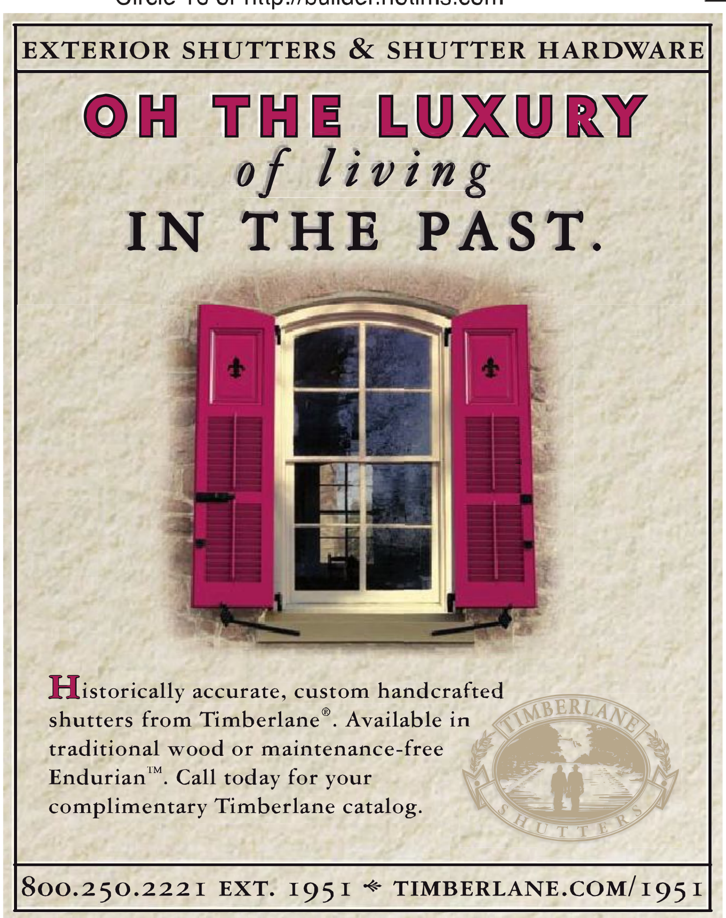
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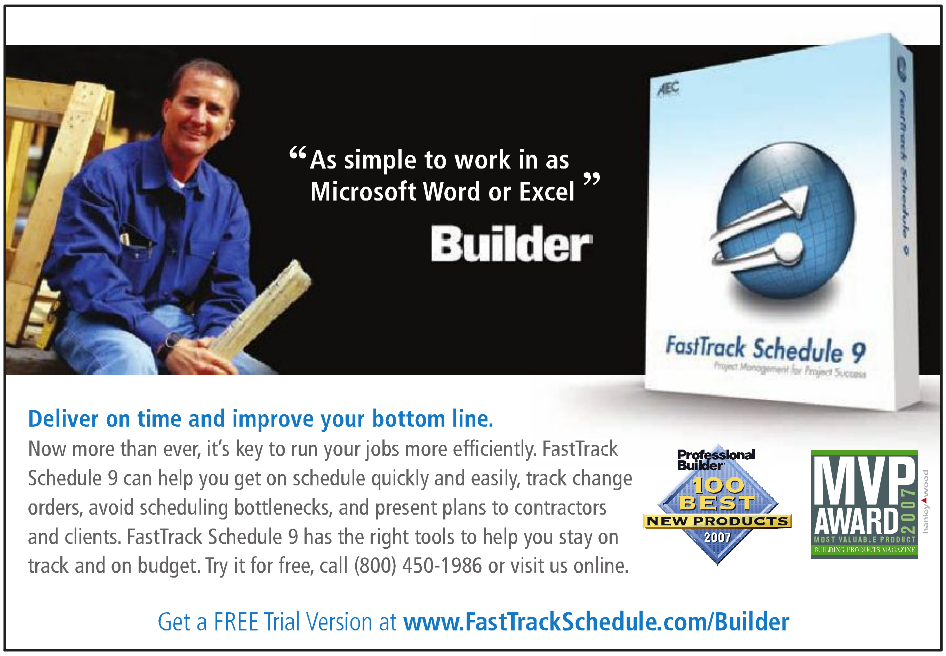
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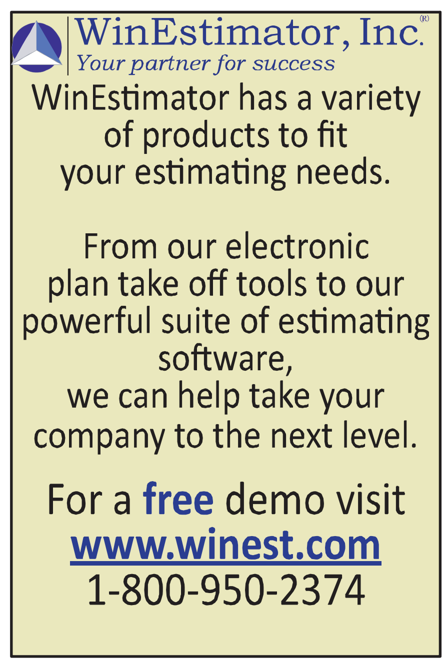
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Technology Spotlight

In the 21st Century, the most competitive businesses understand that choosing technology tools wisely and implementing them effectively can boost all areas of operation. In the building industry, a relatively small investment in the right software can improve project management across the board by streamlining communications with clients and job sites, creating 3D designs, generating leads, estimating costs, and more — adding efficiencies to your business and boosting your bottom line. Read on to learn about the latest software products designed specifically for the construction industry. These technology tools will keep your business on the cutting edge.

Bob's Basic System: Excel Templates for Estimates, Job Cost, Invoices, Wage Analysis

Bob's Basic System is a series of Excel templates designed by second-generation builder Bob Ritenour. These Excel templates are computerized blank forms for Estimates, Job Cost, Invoices, and Wage Analysis. If you have struggled with Excel, Bob has developed a well-organized and easy-to-use system. **To learn more, watch the online tutorials at www.bobsbasicsystem.com. Circle 230.**

BuilderTREND: Web-Based Construction Management Software for Home Builders

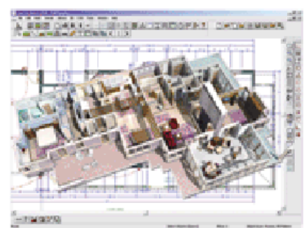
Over 10,000 small- to medium-sized construction professionals across the United States and Canada use BuilderTREND Web-based software. This easy-to-use software streamlines the communication process for builders, subs, vendors, and their customers, allowing for online scheduling, online document and photo sharing, online change orders and selection approvals, online warranty management, email, and direct text messages in a very user-friendly platform. **For more information, call 877-309-0368 or visit www.buildertrend.com. Circle 231.**

Web-Based Home Builder Software

BuildTopia: Web-Based Enterprise Software for Builders and Developers

BuildTopia is a comprehensive Web-based construction management system for residential builders of all types and sizes, especially production builders. It manages all of the core processes of a builder, including bidding, contracting, purchasing, marketing, sales, scheduling, warranty, and reporting, with unlimited users, trade partners, and homebuyers, all integrated with nearly every accounting system. One system. One vendor. One implementation. **For information and demos, call 866-209-3724 or visit www.buildtopia.com. Circle 232.**

Chief Architect: Powerful 3D Home Design Software



Chief Architect is the leading 3D architectural home design software for builders, designers, and remodelers. This professional 3D home design program was created with ease of use in mind. It makes home design fast and efficient with powerful tools like automatic roofs, cost estimating, 3D modeling, and built-in CAD details. Chief Architect makes it easy to create construction documents, design, and visualize for your clients. **For more information, call 800-482-4433 or visit www.chiefarchitect.com. Circle 233.**

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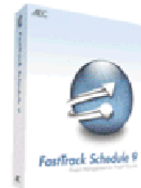
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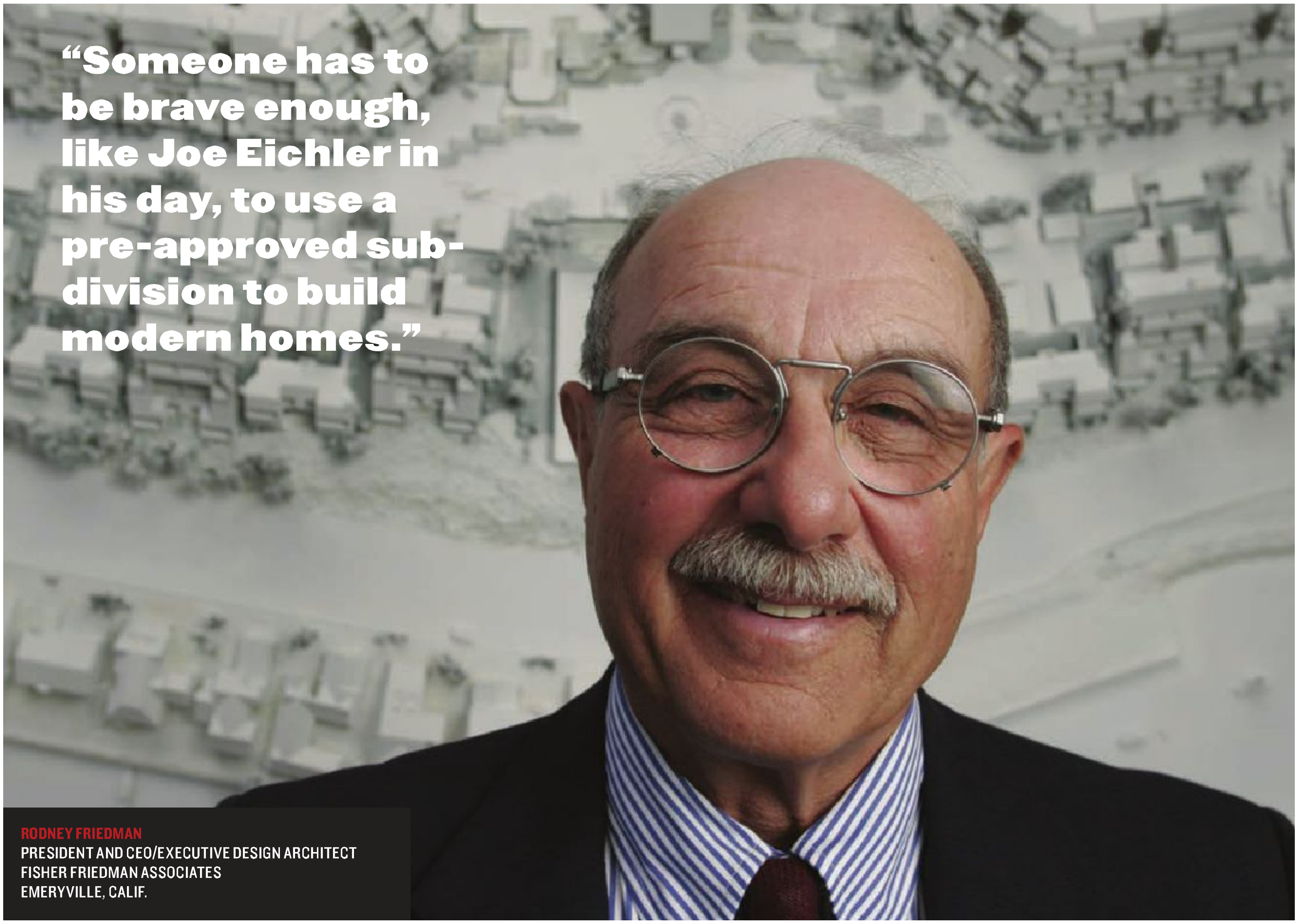
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"Someone has to be brave enough, like Joe Eichler in his day, to use a pre-approved subdivision to build modern homes."

RODNEY FRIEDMAN
PRESIDENT AND CEO/EXECUTIVE DESIGN ARCHITECT
FISHER FRIEDMAN ASSOCIATES
EMERYVILLE, CALIF.

RICHARD MORGENSTEIN

Rodney Friedman is upset, and he's not afraid to tell you why. He's been a maverick his whole career and is widely considered to be among the handful of architects that led the modern design movement of the mid-1960s. Now, as president and CEO/Executive Design Architect at Fisher Friedman Associates and an inaugural inductee into Builder's Wm. S. Marvin Hall of Fame for Design Excellence, he is trying to revive modern design in single-family detached suburban housing—a style he says epitomizes everything buyers demand (open, flexible floor plans, access to the outdoors, affordability, green) and builders want (sales and profits). And he is railing against the ills of conventional, post-modern detached housing. "The U.S. housing market is so overwhelmingly unsophisticated that post-modern has been allowed to flourish," he says. "We're at the point where buyers don't have choices anymore."—*Rich Binsacca*

Q: What are the advantages of a modern home?

A: Simply, they provide more space for less money. They have an open design [floor plan] that feels more spacious than a conventional home, even with less square footage. They are far less expensive to build than conventional homes with all of their "applied ornamentation" and extra walls. And they more effectively incorporate outdoor spaces to further extend living space.

Q: What indicates to you that modern can be as successful as detached housing?

A: Modern is selling, and has been for years, in high-rises, condos, apartments, duplexes, townhouses, and lofts. And in areas where there is an existing stock of modern homes [from the '60s and '70s], they are in real demand and getting premium prices on the resale market compared to conventional homes of the same size. Custom-designed modern homes of that time are considered works of art!

Q: What's keeping builders from providing modern detached homes?

A: Someone has to be brave enough, like Joe Eichler in his day, to use a pre-approved subdivision to build modern homes. They won't lose money; at worst, they'll break even. And once those projects are featured in Builder magazine, others will follow like lemmings because, ultimately, they're in this business to make money.


You have better uses for water than flushing a toilet.